

Estoppel Certificates

For closing agents and others seeking estoppel certification for the Master Association of the Tampa Palms Owners Association¹ (TPOA) please contact the TPOA's financial agent:

Susan Bailey
University Properties, Inc (UPI)
3018 N US Highway 301, Suite 950
Tampa, Fl 33619
813 980-1000

The Estoppel Certificate will contain the following information:

- Effective date of the certificate.
- The name of the person and organization who requested the certificate
- Property owner name
- Property address
- Amount of fee and frequency of payment
- Date fees paid through
- Itemization of any unpaid fees or collection costs
- Notification of any association liens or other actions
- Statement as to if there are open violation actions
- Confirmation regarding rights of first refusal exist
- Confirmation that buyer approval by the association is not required.
- Notation of a requirement for a fully filled out Form 26 (Applies only to the Sanctuary - see below)

Estoppel Certificate fees are as follows:

- Response within 5- 7 days (not in collections) \$299.00
- Response within 2 days (not in collections) \$418.00
- Response within 10 days (accounts in collections) \$478.00

**PLEASE NOTE UPI BUSINESS DAYS ARE MONDAY THROUGH THURSDAY 7:30 AM TO 6 PM
NO SAME DAY SERVICE IS OFFERED**

Estoppel certificates for the following TPOA sub-associations may also be obtained from UPI.

- The Sanctuary at Tampa Palms
- Turnbury Wood

¹The following are the residential villages for the TPOA

Amberly Place	Estates at River Park	Reserve
Asbury	Faircrest	Sanctuary
Ashmont	Henley	Sterling Manor
Cambridge	Huntington	Stonington
Cambridge II	Kensington	Tremont
Cambridge III	Manchester	Turnbury Woods
Canterbury	Mezzo	Wellington
Coventry	Nottingham	Westover
Enclave	Palma Vista	Wyndham

¹These are the commercial entities for the TPOA.

15802 Amberly LLC	Mathews, Raymond
Allmay INC	Palm Villa Center
Beachdale Properties	Palm Lake Owner LLC
Cambridge LLC	Cerillo Family Dentistry
City Plaza/Real LLC	Somerset Park LLC
Duga Paul H	Rodent Realty
Enhancement Holdings	Rodney Holcombe
FMC Somerset LLC	Rolli Property
GEM Properties	SMP59 LLC
Gigino LLC	ST GEORGE SERVICES LLC
Jefferson Bank Of Florida	Tampa Palms Animal Hospital
Kevin Melker LLC	Tampa Palms Office LLC
LI Management Resource LLC	Yates, Carlo D