

# BEACH MANOR VILLAS SOUTH, INC.

c/o Sunstate Association Management Group

PO Box 18809, Sarasota, FL. 34276

Website: [sunstatemanagement.com](http://sunstatemanagement.com)

## A 55+ COMMUNITY GUEST NOTIFICATION

Date: \_\_\_\_\_

The undersigned owner of Unit # \_\_\_\_\_ Address: \_\_\_\_\_

Submits this guest occupancy form.

Number of Guests: \_\_\_\_\_

Names of Guests:

Guest#1: \_\_\_\_\_ Relationship: \_\_\_\_\_

Guest#2: \_\_\_\_\_ Relationship: \_\_\_\_\_

Guest#3: \_\_\_\_\_ Relationship: \_\_\_\_\_

Guest#4: \_\_\_\_\_ Relationship: \_\_\_\_\_

Length of stay: \_\_\_\_\_ Dates From: \_\_\_\_\_ To: \_\_\_\_\_

Owner agrees that unit will be occupied as a single family dwelling consisting of not more than four (4) persons. Please fill in name of contact in case of emergency:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Guest Vehicle make: \_\_\_\_\_ Year: \_\_\_\_\_ Tag: \_\_\_\_\_

Unit owner and Guest(s) agree to abide by the Declaration of Condominium, By-laws, and Regulations of the condominium. The Guest(s) states that he has read a copy of these documents and agrees to comply with them. As the Owner(s) of this Unit, I/we attest by the signature(s) of the Guest(s) has been provided with a copy of the Letter and Certificate of Opt-Out Waiver and retrofit Sprinkler Reports.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Guest's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please return to: Sunstate Association Management Group PO Box 18809, Sarasota, FL. 34276 or send via email to: [allapplications@sunstatemanagement.com](mailto:allapplications@sunstatemanagement.com)

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PO Box 18809, Sarasota, FL. 34276  
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**UNIT # \_\_\_\_\_**

**BEACH MANOR VILLAS SOUTH, INC.**

**In order to be in conformance with HOPA (Housing for Older Persons) rules, this survey form is being mailed to all owners to verify the ages of present occupants and to update your records. The updating will take place every second year, as well as continue to be used with sale and rental applications, which require valid certification of age of occupants.**

**If your unit is not owner occupied, please pass this document along to the occupants who must complete and return it, along with picture identification, to the address below.**

**SURVEY**

**OWNER      [   ]      TENANT      [   ]      PROPOSED (BUYER) OWNER [   ]**

**Name of Occupant: \_\_\_\_\_ Age: \_\_\_\_\_**

**Occupant: \_\_\_\_\_ Age: \_\_\_\_\_**

**Occupant: \_\_\_\_\_ Age: \_\_\_\_\_**

**Occupant: \_\_\_\_\_ Age: \_\_\_\_\_**

**Return this form with the completed Guest Notification Application.**

**BEACH MANOR VILLAS SOUTH, INC.  
c/o Sunstate Association Management Group  
PO Box 18809  
Sarasota, FL. 34276  
Website: [sunstatemanagement.com](http://sunstatemanagement.com)**

**sent via Certified Mail**

**December 30, 2016**

**THIS MATERIAL IS OF GREAT IMPORTANCE. PLEASE READ THE LETTER BELOW.**

**Dear Owner:**

The Association membership voted to waive the fire sprinkler retrofit and the retrofit of guardrails and handrails as permitted by Chapter 718.112(2)(1) and 718.1085, Florida Statutes. Attached for your records is a copy of the recorded Certificate of Opt-Out Waiver, reflecting the vote taken and as signed by the Associations Corporate Officers. This certificate was recorded in the Public Records of Sarasota County, Florida on December 14, 2016. Also enclosed is a copy of the signed Retrofit Reports provided to the Florida Division of Condominiums, Timeshares, and Mobile Homes as is required by the Florida Statutes.

**As is required by Florida law:**

- 1. Leased Units.** If your condominium unit is tenant occupied, please post a copy of this letter, a copy of the enclosed Certificate of Opt-Out Waiver and copies of the enclosed Retrofit Reports in your unit in a conspicuous place. Please review this matter from time to time to ensure that the Statutory posting requirement remains active.
- 2. All Units.** At the time you sell the unit, then a copy of this letter, a copy of the enclosed Certificate of Opt-Out Waiver and a copy of the enclosed Retrofit Reports must be provided to your units purchaser. Thank you for your prompt attention to this matter. If there are questions, please contact the Association's office at 941-870-4920.

**Very Truly Yours,  
Board Members  
Beach Manor Villas South, Inc.**

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016154089 6 PGS  
December 14, 2016 11:26:11 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

This instrument prepared by:  
Sharon S. Vander Wulp  
Attorney at Law  
712 Shamrock Blvd.  
Venice, FL 34293

CERTIFICATE  
OF

Beach Manor Villas South, Inc.  
SPRINKLER SYSTEM, HANDRAIL AND GUARDRAIL  
RETROFIT OPT-OUT WAIVER REQUIREMENT

Beach Manor Villas South, Inc., its address being c/o Keys-Caldwell, Inc.,  
1162 Indian Hills Blvd., Venice, FL 34293, Sarasota County, by the hands of the  
undersigned hereby certify that:

The Declaration of Condominium of Beach Manor Villas South, a  
condominium, is recorded in O.R. Book 841, Page 232, of the Public Records of Sarasota  
County, Florida. The vote to waive Sprinkler System, Handrail and Guardrail Retrofit  
Requirement as permitted by Chapters 718.112(l) and 718.1085, Florida Statutes, was  
submitted to the entire membership of the Association by consent form, and approved by  
affirmative vote in excess of Fifty percent (50%) of the total membership of the Association  
regarding the fire sprinkler retrofit waiver and in excess of two-thirds (2/3rds) for the  
handrail and guardrail retrofit waiver, as required by these provisions of the Condominium  
Act.

Copies of the signed and completed Retrofitting Reports for Condominiums  
regarding this matter, as submitted to the Florida Division of Condominium, are attached.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed  
in its name by its President, this 17 day of November, 2016.

Beach Manor Villas South, Inc.

By: [Signature]  
Charles Cretors, as President

WITNESSES:

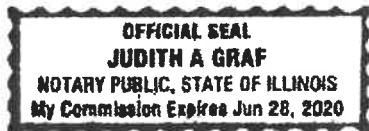
Print Name: Judy G. Galt

Print Name: Van B. Neathery

STATE OF ILLINOIS  
COUNTY OF DUPAGE

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of ILLINOIS at large, personally appeared Charles Cretors, as President of Beach Manor Villas South, Inc., and he acknowledged before me that he is such officer of said corporation; and he executed the foregoing Certificate Sprinkler System, Handrail and Guardrail Retrofit Requirement on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that he is authorized to execute said Certificate Sprinkler System, Handrail and Guardrail Retrofit Requirement and that the execution thereof is the free act and deed of said corporation. He is personally known to me or has produced his driver's license as identification and did not take an oath.

WITNESS my hand and official seal at WOOD DALE (city), DUPAGE County, ILLINOIS (state) this 18<sup>th</sup> day of November, 2016.



JUDITH A. GRAF  
Printed Name of Notary  
[Signature]  
Notary Public  
Commission # \_\_\_\_\_

My Commission Expires:

ATTEST:

By: Pennie Anderson  
Pennie Anderson, as Secretary

WITNESSES

Mark Rose  
Print Name: Mark Rose

Jacalyn Wood  
Print Name: Jacalyn Wood

STATE OF Florida  
COUNTY OF Pinellas

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared Pennie Anderson, as Secretary of Beach Manor Villas South, Inc., and she acknowledged before me that she is such officer of said corporation; and she executed the foregoing Certificate Sprinkler System, Handrail and Guardrail Retrofit Requirement on behalf of said corporation; and affixed thereto the corporate seal of said corporation; that she is authorized to execute said Certificate Sprinkler System, Handrail and Guardrail Retrofit Requirement and that the execution thereof is the free act and deed of said corporation. She is personally known to me or has produced her driver's license as identification and did not take an oath.

WITNESS my hand and official seal at: Venice (city), Florida  
County, Pinellas (state) this 9th day of December, 2016.

Printed Name of Notary: Jacalyn K. Wood

Notary Public  
Commission # EE 884310

My Commission Expires:

