



Unparalleled Property Services

Estoppel

Marina Bay of Ft Myers Homeowners Association, Inc.

"Proudly managed by Castle Management, LLC."

This certificate has been prepared on: Tue, Aug 8, 2023
Owner(s): William Sibal
Buyer(s): Anne Nouri
Property Address: 11708 Stonecreek Circle

Association Maintenance Fees

Is the account in collections with an attorney? (If yes, see Collection Attorney section below). No

Note: Funds are subject to clearance.

Current balance: \$187.96

Maintenance Amount: \$954.00

Payment frequency: Quarterly

Note: Due on the 1st of the quarter - JAN APR JUL OCT

****IMPORTANT****Please remind seller(s) to cancel any automatic payments associated with this account. If using Castle Group's Autopay program, please cancel via www.castlegroup.com

Next payment due: October 1st

Late fee: \$25.00

Late fee applied on: 15 days after due date

Special Assessments

Special assessments due at this time? (If yes, see note for details): No

Accelerated special assessment balance: NO

Other Fees

Capital contribution? (If yes, see note for details): NO

Equity membership? (If yes, see note for details): NO

Resale Fees? (If yes, see note for details): No

Transfer Fees? (If yes, see note for details): No

Other Fees? (If yes, see note for details): No

Other Information

Is the unit identified in this estoppel affiliated with any other association? (If yes, see note for name and contact information): No

Note: Members are subject the Arborwood Community Development District.

Do the rules and regulations of the association applicable to the unit require approval by the board of directors of the association for the transfer of the unit? (If yes, see note for more information): No

Is there a right of first refusal provided to the members or the association? (If yes, see note for more information): No

Parking Space(s) (See attached list if yes) - Note, assigned parking spaces are subject to change at any time: N/A

Violations

Is there any open violation of the Declaration or the rules or regulations for which notice has been given to the owner and is reflected in the association official records? (If yes, see note for list of outstanding violations): NO

Insurance Information

Please direct all insurance questions to:

Arthur J.
Gallagher
Insurance

Agent contact information:

239-936-5622

Collection Attorney

Collections attorney information:

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Important Notes

Certification Information

The following is a statement of fees charged for the preparation of this Estoppel and any subsequent documentation.

Estoppel Request:	Expedited (2 business day turnaround) Estoppel with No Updates
Requested by:	Kirk Jaffe
Company:	KJE
Estoppel Cost:	\$299.00

Only reflects the cost of the Estoppel.

Certification

If this Estoppel Certificate is hand delivered or sent by electronic means, it is effective for thirty (30) days from the date hereof. If this Estoppel Certificate is sent by regular mail, it is effective for thirty-five (35) days from the date hereof.

I certify that, to the best of my knowledge and belief, the information and statements contained on this form and attachments (if applicable) are true and correct. The responses herein are made in good faith and to the best of my ability as to their accuracy.



Castle Management, LLC
Estoppel Department

Post-Closing Instructions

To ensure timely service to the new owners, please send the following documents immediately after closing to the below address:

1. Warranty Deed or Settlement Statement
2. Amount due to the Association

All assessments must be paid in full to the association prior to, or at the time of settlement. Any balance not paid becomes the responsibility of the new owner.

Nothing herein shall constitute approval of the association to the transaction which is the subject of this request. Please contact the association for specific approval requirements.

Please note: If the property is governed by more than one association, the owner is responsible for obtaining separate Estoppel information for each association.

Castle Management, LLC
c/o Accounts Receivable Department
12270 SW 3rd St #200
Plantation, FL 33325

Toll Free (800) 337-5850 or (954) 792-6000