

**MASTER ESTOPPEL CERTIFICATE FOR  
TUSCANY SUBDIVISION AT TAMPA PALMS  
OWNERS ASSOCIATION, INC.**

For all homes closing from *January 1, 2013 through December 31, 2013*, in which **STANDARD PACIFIC OF FLORIDA is the SELLER**,<sup>2</sup> the following amounts shall be due to the above-referenced Association and shall be collected by the title company as follows:

CAPITAL CONTRIBUTION                      \$300.00 (to be collected from Buyer in its entirety)

HOA ASSESSMENTS:                              \$141.75 per month<sup>1</sup>

ESTOPPEL FEE:                                      \$0.00 (if SELLER is Standard Pacific of Florida)<sup>2</sup>

<sup>1</sup>As Standard Pacific guarantees any deficit in operating income, assessments become due and payable to the HOA on the date of closing of a lot from Standard Pacific of Florida to the Buyer. Therefore, the Title Company shall collect the prorata assessment due at the time of closing for the remainder of the month, and shall also collect the following one month's assessment.

A copy of the deed, the \$300.00 capital contribution, prorated HOA assessments for the month, and the following month's assessment should be mailed to:

Tuscany Subdivision at Tampa Palms Owners Association, Inc.  
c/o Management & Associates  
720 Brooker Creek Blvd., Suite 206  
Oldsmar, FL 34677  
(813) 433-2000  
(813) 433-2040 fax  
[DPearn@mgmt-assoc.com](mailto:DPearn@mgmt-assoc.com) - for accounting issues  
[LBowman@mgmt-assoc.com](mailto:LBowman@mgmt-assoc.com) – for management issues

<sup>2</sup>For any closings in which Standard Pacific of Florida is NOT the Seller, the title company shall fax an estoppel request to Management & Associates to obtain the appropriate assessments due on that specific lot. An estoppel fee of \$75.00 will be charged for estoppels 48 hours or more in advance of the date of closing. An estoppel fee of \$100.00 shall apply to estoppels requested less than 48 hours in advance of the date of closing.

The above information is hereby verified and approved by:

MANAGEMENT & ASSOCIATES

STANDARD PACIFIC OF FLORIDA

By: \_\_\_\_\_  
Debbie Pearn, Acct. Mgr.

By: \_\_\_\_\_  
Debora L. Hudrlik, AMS, CMCA

11/6/12