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IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

Golf course communities will often have **DEED RESTRICTIONS** or **COVENANTS** that allow golfers to retrieve their errant balls on residents' properties. If a lot is fenced or walled, it is generally required that a golfer ask permission before entry. If your property is located on or adjacent to a golf course, you should become familiar with the applicable Deed Restrictions, Easements and/or Covenants that apply to your property.

PROBATE is a Court-supervised process for identifying and gathering the assets of a deceased person (who is called the "**DECEDENT**"), paying the Decedent's debts and distributing the Decedent's assets to his/her beneficiaries.

Having a TRUST does NOT eliminate the need for a WILL. A *Pour-Over Will* covers assets not in the Trust which may still have to go through **Probate**. However, by having a Will, you are able to appoint a *Personal Representative* of your own choosing instead of the Court appointing one for you had you died **INTESTATE** (i.e., without a Will).

Either spouse may file for a simplified **DISSOLUTION OF MARRIAGE** if: 1) the spouses do not have any minor children from their marriage and the Wife is not currently pregnant; 2) both spouses complete a *Financial Affidavit* and some type of *Settlement Agreement*; and 3) both spouses attend the *Final Hearing*.

JUPITER LAW CENTER is a private neighborhood law firm located in the RiverPlace Professional Center, 1003 W. Indiantown Road, Suite 210, Jupiter, FL. (561) 744 - 4600, jupiterlawcenter.com. The firm provides peace of mind by solving problems with integrity and compassion in the areas of Estate Planning (*Wills & Trusts, Powers of Attorney, Health Care Surrogates, Living Wills, Probate Estates, Succession Planning, Contracts & Purchase/Sale Agreements*), Family Law (*Divorce, Paternity, Child Support & Time Sharing, Alimony, Property Distribution, Modifications, Collaborative Law, Pre/Post Nuptial Agreements*) and Real Estate (*Community Association Law, Residential & Commercial Transactions, Deeds, Closings*).