



ADAM S. GUMSON, ESQ.

IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

In a Divorce, one spouse may be awarded the **TEMPORARY SOLE AND EXCLUSIVE POSSESSION** of the marital home during the pendency of the proceedings. In making the decision, a Judge will give particular consideration to the effect of displacing school-aged children or if one spouse uses the home for business purposes.

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.

A Seller in a **Real Estate** transaction may sign a **POWER OF ATTORNEY**, which authorizes someone else to sign Closing documents. The document should state the specific powers the Seller is granting to the *Attorney-In-Fact*, the Seller must sign it in the presence of two witnesses, and it must be properly notarized.

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*).