



ADAM S. GUMSON, ESQ.

IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

If a Trust owns a unit in a **CONDOMINIUM ASSOCIATION**, the Grantor of the Trust, or a qualified beneficiary of the Trust, is considered a member of the Association and can serve as a Director of the Association provided he/she occupies the Condominium unit.

Original **WILLS** must be deposited with the Clerk of Court within 10 days after the person holding the Will is informed of the death of the signatory. The Clerk of the Court will hold the original Will in original form for a minimum of 20 years.

A **GUARDIAN ADVOCACY** is a form of Guardianship for a person with developmental disabilities who is not fully incapacitated, but needs assistance in handling their person or property. It is less restrictive than a Formal Guardianship.

REAL ESTATE is conveyed by a Deed signed by two witnesses and a Notary Public and is recorded in the County where the property is located.

A **CORPORATION FOR PROFIT** that is solely performing the purposes of a Not-For-Profit Corporation can petition the Circuit Court of the county in which the principal place of business is located for a change in status.

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*).