



ADAM S. GUMSON, ESQ.

IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

Major life changes (such as getting married, divorced or remarried, children becoming adults, financial or residency changes) should trigger a review of your **ESTATE PLANNING** documents. It's also a good idea to review them every few years to ensure they still protect you the way you intended.

In a Real Estate transaction, a **HOMEOWNER'S ASSOCIATION** is permitted 10 days after receipt of a written or electronic request for the *Estoppel Certificate* to issue the *Certificate*. The Association is permitted to charge a fee for the service, but it must be set by written resolution of the Board.

GUARDIANSHIP can provide certain protections for a **SPECIAL NEEDS WARD**, but is not always the best option. It can be expensive, involve the Court making decisions which are better left to the family, and sometimes results in designating a Guardian whom the parents might not have chosen.

Looking to start a partnership? An **OPERATING AGREEMENT** memorializes all of the "*handshake*" agreements as to what happens if one of the owners becomes disabled, divorces or dies, and will prevent confusion down the road because both parties understand the agreed-upon rules before the situation arises.

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*).