

**TRAILER ESTATES PARK AND RECREATION DISTRICT
ESTOPPEL PROGRAM PP 27C**

Cost to Process: \$100.00 per Estoppel (Payable to Trailer Estates)

Any person who Sells/Purchases/Makes a Title Transfer of Property within Trailer Estates Park & Recreation District must submit an Estoppel Request to the main office. This is done by the Title Company or Attorney who is handling the closing. Private sales or Transfer of Title (Quit Claim) must still submit the estoppel request even if not using a title company or Attorney.

In addition, a written application from each prospective purchaser must be submitted and approved BEFORE the sale or transfer

12. In order to maintain a community of congenial residents who are agreeable to abide by the "housing for older persons" restrictions contained in the Deed Restrictions and provisions of the Charter of Trailer Estates Park and Recreation District (hereinafter collectively "Restrictions"), the transfer of lots or parcels by any owner shall be subject to the conditions hereinafter set forth as long as said Restrictions shall remain in force and effect: It shall be necessary for the Board of Trustees of the Trailer Estates Park and Recreation District, or its duly authorized officers, agents or committee, to approve in writing all sales, transfer of title, leases or subleases of a lot or parcel, or occupation of a dwelling unit on a lot or parcel, before such sale, transfer, lease, sublease or occupation shall be valid and effective. Written application for such approval shall contain such information as may be reasonably required by application forms promulgated by the board of Trustees and shall be accompanied by a transfer fee as required by resolution of the Board, provided, however, such fee shall not exceed Fifty (\$50.00) Dollars.

Trailer Estates will perform the following actions:

1. Advise any Fines or Service Fees charged to Property by Trailer Estates.
2. Advise any outstanding Violations.
3. Require appropriate Application(s) to be filled out and completed, along with Application Fee to Live/Own/Rent Property in Trailer Estates prior to closing
4. Age Verification & ID check (copy of Drivers License or State ID, Birth Certificate, ETC
5. We will Disclose the Annual Assessment Cost+ Any Special Assessment(s) that are in place.
6. Advise that Trailer Estates Is not a Pet Friendly Community (except 46 Specific Homes)

If the Estoppel process is not followed by anyone who Sells/Purchases/Makes a Title Transfer of Property within Trailer Estates Park & Recreation District, they may be subject to Fines & Suspensions under Part E of the Rules & Regulations.

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THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE
EXAMINATION BY AND RETURN TO:

Andrew H. Cohen, Esquire
Persson, Cohen, Mooney,
Fernandez & Jackson, P.A.
6853 Energy Court
Lakewood Ranch, FL 34240

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

**DISCLOSURE OF ESTOPPEL PROGRAM FOR THE
TRAILER ESTATES PARK & RECREATION DISTRICT**

Notice is hereby given that the Trailer Estates Park & Recreation District, a local unit of special purpose government of the State of Florida (the "**District**") governs certain property within the District shown in **Exhibit "A"** attached hereto (the "**Property**"). As part of its governance of the Property, any person who sells/purchases/makes a title transfer of property within the District must submit an Estoppel Request to the main office. This is done by the title Company or attorney who is handling the closing. Private sales or transfer of title (Quit Claim) must still submit the estoppel request even if not using a title company or attorney.

In addition, a written application from each prospective purchaser must be submitted and approved BEFORE the sale or transfer. The District will perform the following actions:

1. Advise any fines or service fees charged to property by the District.
2. Advise any outstanding violations.
3. Require appropriate application(s) to be filled out and completed, along with application fee to live/own/rent property in the District prior to closing.
4. Age verification & ID check (copy of drivers' license or state ID, birth certificate, etc....)
5. Disclose the annual assessment cost+ any special assessment(s) that are in place.
6. Advise that the District is not a pet friendly community (except 46 specific homes)

If the estoppel process is not followed by anyone who sells/purchases/makes a title transfer of property within the District, the individuals may be subject to fines & suspensions pursuant to applicable provisions of the District's Rules & Regulations.

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For information regarding the District's estoppel process and payments/documentation due, please contact the District management at:

Trailer Estates Park & Recreation District
1903 69th Ave West
Bradenton, FL 34207
Telephone: 941-756-7177

Attest:

**TRAILER ESTATES
PARK & RECREATION DISTRICT**

By: _____
Name: _____
Secretary/ Assistant Secretary

By: _____
Name: _____
Chairman of the Board of Trustees

STATE OF FLORIDA
COUNTY OF MANATEE

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of ___ physical presence or ___ online notarization, this ___ day of _____, 2023, by _____, as Chairman of the Board of Trustee of the Trailer Estates Park & Recreation District. He/She is personally known to me; or has produced _____ (type of identification), as identification.

(SEAL)

Signature of person taking acknowledgement

(Typed, printed, or stamped name of acknowledger)
Notary Public, State of Florida at Large

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Exhibit "A"

Legal Description of Trailer Estates

The lands so to be incorporated being described as follows:

(1) Trailer Estates Subdivision as recorded in Plat Book 8, page 138, of the Public Records of Manatee County, Florida. First Addition to Trailer Estates Subdivision as recorded in Plat Book 9, page 71, of the Public Records of Manatee County, Florida.

(2) Second Addition to Trailer Estates Subdivision as recorded in Plat Book 9, page 61, of the Public Records of Manatee County, Florida.

(3) Third Addition to Trailer Estates Subdivision as recorded in Plat Book 10, Page 69 of the Public Records of Manatee County, Florida.

(4) Fourth Addition to Trailer Estates Subdivision as recorded in Plat Book 11, page 66, of the Public Records of Manatee County, Florida.

(5) Fifth Addition to Trailer Estates Subdivision as recorded in Plat Book 12, page 55, of the Public Records of Manatee County, Florida.

(6) The SW 1/4 of the SE 1/4 of the SE 1/4 of Section 22, TWP. 35 S., Rge. 17 E.; LESS: Land Described in Deed Book 380, Page 451, Official Records Book 208, Pages 156 & 157, Official Records Book 240, Pages 167 & 168, all of the Public Records of Manatee County, Florida; ALSO LESS: The South 133 feet and the East 290 feet of said SW 1/4 of the SE 1/4 of the SE 1/4.

(7) A tract of land in the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 22, Twp. 35 S. Rge. 17 E. of Manatee County, Florida, more particularly described as follows: From the NW corner of said SW 1/4 of the SE 1/4 of the SE 1/4 of Section 22, run S. 88 degrees 30' East along the North line of said SW 1/4 of the SE 1/4 of the SE 1/4, 14.74 feet; thence run S. 1 degree 48' West, 100 feet for a Point of Beginning; thence run S. 88 degrees 30' East, 130 feet to a point; thence run S. 1 degree 48' West, 50 feet to a point; thence run N. 88 degrees 30' West, 130 feet to a point; thence run N. 1 degree 48' East 50 feet to the Point of Beginning.

(8) A tract of land in the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 22, Twp. 35 S. Rge. 17 E. of Manatee County, Florida, more particularly described as follows: From the NW corner of said SW 1/4 of the SE 1/4 of the SE 1/4 of Section 22, run S. 88 degrees 30' East along the North line of said SW 1/4 of the SE 1/4 of the SE 1/4, 14.74 feet; thence run S. 1 degree 48' West, 150 feet for a Point of Beginning; thence run S. 88 degrees 30' East, 130 feet to a point; thence run S. 1 degree 48' West, 50 feet to a point; thence run N. 88 degrees 30' West, 130 feet to a point; thence run N. 1 degree 48' East 50 feet to the Point of Beginning.

(9) A tract of land in the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 22, Twp. 35 S. Rge. 17 E. of Manatee County, Florida, more particularly described as follows: From the NW corner of said SW 1/4

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of the SE 1/4 of the SE 1/4 of Section 22, run S. 88 degrees 30' East along the North line of said SW 1/4 of the SE 1/4 of the SE 1/4, 14.74 feet; thence run S. 1 degree 48' West, 200 feet for a Point and Beginning; thence run S. 88 degrees 30' East, 130 to a point; thence run S. 1 degree 48' West, 50 to a point; thence run N. 88 degrees 30' West, 130 feet to a point; thence run N. 1 degree 48' East 50 feet to the Point of the Beginning.

(10) From an iron pin which is the intersection of the West line of Highway 41 and the North line of the NW 1/4 of the SW 1/4 of section 23, Township 35 South range 17 East, go westerly along said north line of the NW 1/4 of the SW 1/4 a distance of 600 feet, thence southerly parallel to said west line of US 41 a distance of 163 feet to a point which is the Northwest corner of lands heretofore deeded to Manuel E. Robello and Victor H. Robello recorded in deed book 261 page 321 for a Point of Beginning; thence continue southerly parallel to said west line of US Highway 41 a distance of 300 feet; thence go westerly parallel to the said North Line of the NW 1/4 of the SW 1/4 a distance of 400 feet; thence go northerly parallel to said line of US Highway 41 a distance of 300 feet; thence go Easterly 400 feet to the Point of the Beginning, less the Easterly 49.20 feet thereof. All lying and being in Section 23, Township 35 South, Range 17 East, Manatee Count, Florida.

(11) From an iron pipe which is the intersection of the West Line of US Highway 41 and the North Line of the NW 1/4 of the SW 1/4 of section 23; go westerly along the North Line of the NW 1/4 of the SW 1/4 a distance of 600 Feet; Southerly Parallel to said West Line of US Highway 41 a distance of 463 feet to a point; go Westerly Parallel to said North Line of the NW 1/4 of the SW 1/4 a distance of 400 feet to the Point of Beginning; go Southerly parallel to said West Line of the US Highway 41 a distance of 86.7 feet; go Easterly Parallel to the North Line of the NW 1/4 of the SW 1/4 a distance of 60 feet; thence Northerly parallel to the West Line of US Highway 41 a distance of 86.7 feet to the point; thence to Westerly 60 feet to the Point of Beginning. All lying and being in Section 23, Township 35 South, Range 17 East, Manatee County, Florida.

(12) Begin at the Northeast corner of Lot 10, Block 1, TRAILER ESTATES as per plat thereof recorded in plat book 8, page 138 of the PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA for the Point of Beginning, thence North 10 15' EAST for a distance of 104 feet to a point on the Northerly boundary line of the SW 1/4 of section 23, Township 35 South, Range 17 East, thence in an easterly direction along the Northern boundary of the SD SW 1/4 of section 23, a distance OF 49.32 feet, thence Southerly 164 Ch. 2021-261 LAWS OF FLORIDA Ch. 2021-261 feet; thence Westerly 49.32 feet, thence Northerly 164 feet to the Point of Beginning as described in ORB 490, Page 630 and ORB 490, Page 667, of the PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.