

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT,  
IN AND FOR LAKE COUNTY, FLORIDA

CASE NO.: 11-CA-799

HIGHLANDER ESTATES  
HOMEOWNERS' ASSOCIATION, INC.,  
a Florida not-for-profit corporation,

Plaintiff,

vs.

WINSTON GORDON AND PERLENA  
GORDON, ET AL.,

Defendant(s).

\_\_\_\_\_ /

**SETTLEMENT STIPULATION**

THIS SETTLEMENT STIPULATION is made this \_\_\_\_\_ day of \_\_\_\_\_ 2012, by and between Plaintiff, HIGHLANDER ESTATES HOMEOWNERS' ASSOCIATION, INC., a not-for-profit Florida corporation (hereinafter "Association"), and Defendants, WINSTON GORDON AND PERLENA GORDON (hereinafter "PROPERTY OWNERS").

WHEREAS, the parties to this agreement, after negotiation and discussion, have agreed to the manner and form of the settlement of this lawsuit as more fully set forth herein; and

WHEREAS, the parties do desire to reduce this, their agreement of settlement, to writing so that it may be binding upon the parties, their respective successors and assigns.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1) PROPERTY OWNERS shall pay the sum of **\$9,237.43** to Association, which sum includes delinquent assessments, attorneys fees, foreclosure costs and assessments which become due and owing during the payment plan. PROPERTY OWNERS shall also be responsible for any increases in assessments that are approved within the duration of this Payment Plan Stipulation. The payments are divided as follows:

<b>Description</b>	<b>Amount</b>
Balance Per Association	\$1,664.00
Interest Charge	\$497.40
Administrative Charges	(\$475.52)
Legal Fees	\$6,587.26
Legal Costs	\$830.00
Assessments	\$800.00
Less Payments Received from Owner	(\$665.71)
<b>Total</b>	<b>\$9,237.43</b>

**2) PROPERTY OWNERS shall make payments according to the following schedule:**

<b>Payment No.</b>	<b>Payment Amount</b>	<b>Payment Due Date</b>
1	\$1,000.00	02/29/2012
2	\$250.00	03/29/2012
3	\$250.00	04/29/2012
4	\$250.00	05/29/2012
5	\$250.00	06/29/2012
6	\$250.00	07/29/2012
7	\$250.00	08/29/2012
8	\$250.00	09/29/2012
9	\$250.00	10/29/2012
10	\$250.00	11/29/2012
11	\$250.00	12/29/2012
12	\$250.00	01/29/2013
13	\$250.00	02/28/2013
14	\$250.00	03/28/2013
15	\$250.00	04/28/2013
16	\$250.00	05/28/2013
17	\$250.00	06/28/2013
18	\$250.00	07/28/2013
19	\$250.00	08/28/2013
20	\$250.00	09/28/2013
21	\$250.00	10/28/2013
22	\$250.00	11/28/2013
23	\$250.00	12/28/2013
24	\$250.00	01/28/2014
25	\$250.00	02/28/2014
26	\$250.00	03/28/2014
27	\$250.00	04/28/2014
28	\$250.00	05/28/2014
29	\$250.00	06/28/2014
30	\$250.00	07/28/2014
31	\$250.00	08/28/2014
32	\$250.00	09/28/2014
33	\$250.00	10/28/2014
34	\$237.43	11/28/2014

**PROPERTY OWNER(S) shall send all installment payments by U.S. mail, or otherwise deliver payment**

directly to:

Larsen & Associates, P.A.  
300 South Orange Avenue  
Ste. 1200  
Orlando, FL 32801

3) Upon receipt of the total sum set forth in paragraph 1 above, Association shall dismiss this foreclosure action without prejudice and shall further execute and deliver to PROPERTY OWNER(S) a Satisfaction of Lien, satisfying any and all liens recorded by Association against the following described property:

Lot 47, Highlander Estates, as shown on plat thereof recorded in Plat Book 44, Pages 41-43, Public Records of Lake County, Florida.

4) The settlement set forth herein shall be deemed a complete and full settlement of this lawsuit and shall further be deemed to be a complete and full settlement of any dispute relating to the Assessment of attorneys' fees and costs related to prosecution of the foreclosure action referenced herein.

5) In the event that PROPERTY OWNERS defaults on any payment according to the terms of this Settlement Stipulation, upon filing an affidavit with the Court evidencing such failure to comply, the Association shall have the right to have an immediate Foreclosure Judgment entered against the PROPERTY OWNERS, without notice, for the sum then due plus any additional costs of foreclosure, including reasonable attorney's fees. Said Judgment shall be binding upon the PROPERTY OWNERS, their successors and assigns. PROPERTY OWNERS hereby consents to the jurisdiction of the court and further waives any challenges to service of process.

The parties set their hands to this settlement stipulation on the date as set forth above.

\_\_\_\_\_  
WINSTON GORDON

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2012, by Winston Gordon, who produced \_\_\_\_\_ as identification/ or personally known to me and who did not take an oath.

\_\_\_\_\_  
PERLENA GORDON

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2012, by Perlana Gordon, who produced \_\_\_\_\_ as identification/ or personally known to me and who did not take an oath.

\_\_\_\_\_  
NOTARY PUBLIC

Stamp or Seal:

\_\_\_\_\_  
M. Florence King  
Florida Bar No. 032249  
LARSEN & ASSOCIATES, P.A.  
Attorneys for Plaintiff  
300 S. Orange Ave., Ste. 1200  
Orlando, Florida 32801

# LARSEN & ASSOCIATES, P.A. - CREDIT CARD AUTHORIZATION FORM

Instructions: Complete this form and mail to: 300 South Orange Ave., Suite 1200, Orlando, Florida 32801, Attn: Collections Dept. Or Fax to: (407) 386-7907. Or Email to: [ccpayments@larsenandassociates.com](mailto:ccpayments@larsenandassociates.com)

**NOTE:** WE CANNOT TAKE CREDIT CARD INFO OVER THE TELEPHONE.

I, \_\_\_\_\_, hereby authorize the Law Firm of

Larsen & Associates, P.A. to charge my ☐ Visa, ☐ MasterCard or ☐ Discover  
(choose one)

for payment of homeowner/condominium assessments and charges due to (name of association):  
HIGHLANDER ESTATES HOMEOWNERS' ASSOCIATION, INC..

I authorize payments to be processed as follows:

Payment No.	Payment Amount	Payment Due Date
1	\$1,000.00	02/29/2012
2	\$250.00	03/29/2012
3	\$250.00	04/29/2012
4	\$250.00	05/29/2012
5	\$250.00	06/29/2012
6	\$250.00	07/29/2012
7	\$250.00	08/29/2012
8	\$250.00	09/29/2012
9	\$250.00	10/29/2012
10	\$250.00	11/29/2012
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20	\$250.00	09/28/2013
21	\$250.00	10/28/2013
22	\$250.00	11/28/2013
23	\$250.00	12/28/2013
24	\$250.00	01/28/2014
25	\$250.00	02/28/2014
26	\$250.00	03/28/2014
27	\$250.00	04/28/2014
28	\$250.00	05/28/2014
29	\$250.00	06/28/2014
30	\$250.00	07/28/2014
31	\$250.00	08/28/2014
32	\$250.00	09/28/2014
33	\$250.00	10/28/2014
34	\$237.43	11/28/2014

Credit Card Number: \_\_\_\_\_

Expiration date: (Month) \_\_\_\_\_ (Year) \_\_\_\_\_

VID Code (3 digit # on back of card): \_\_\_\_\_

Name as it appears on card (Print): \_\_\_\_\_

Cardholder's billing address: \_\_\_\_\_

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Email address: \_\_\_\_\_

The undersigned ("cardholder") hereby declares that the credit card information listed above is true, accurate and appears in the name as stated. Further, cardholder authorizes its credit card company to accept this charge and agrees that this transaction is final and no refunds or charge backs will be granted.

Cardholder's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Instructions: Complete this form and mail to: 300 South Orange Ave., Suite 1200,  
Orlando, Florida 32801, Attn: Collections Dept. Or Fax to: (407) 386-7907. Or Email to:  
ccpayments@larsenandassociates.com**