

Cheryl L. Hastings
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Professional Experience:

Cheryl Hastings is a shareholder of the firm and has practiced law in Southwest Florida since 2002. Cheryl's practice is focused on the areas of residential and commercial real estate development and finance, including mixed use and water-front projects. Cheryl also has extensive experience in representing landlords and tenants in commercial leasing, representing contractors and owners in the preparation and negotiation of construction contracts, representing developers and associations in the preparation of homeowners' association documents and the creation of residential and commercial condominiums. Cheryl counsels condominium, cooperative, and homeowners' associations, including those which are both developer and unit owner controlled, on issues related to financial operations and application of covenants. Cheryl has obtained an *AV* rating from Martindale Hubbell.

Education

University of Florida, J.D., 1999
University of South Florida, B.A., *with honors*, 1994

Bar Admissions

Florida

Professional Involvement

American Bar Association
The Florida Bar (Real Property, Probate & Trust Law Section; Condominium and Planned Development Committee of The Florida Bar)
Florida Association for Women Lawyers
Collier County Bar Association (Real Estate Section)
Collier County Women's Bar Association
U.S. Green Building Council, Florida Gulf Coast Chapter
Leadership Collier (Class of 2012)

Community Involvement

Early Learning Coalition of Southwest Florida, Literacy Buddy, Past Member
Board of Advisor – Florida Bar Real Property Litigation Handbook
Education Foundation of Collier County, Grant Review Committee, Past Member
Grace Jones Community Center, Past Member
Zonta Club of Marathon, Florida, Past Member

Practice Areas: [Business Services](#), [Real Estate](#)

Areas of Concentration:

Structuring complex residential, commercial, and mixed use projects
Drafting condominium documents and homeowners' association covenants and restrictions, as well as conversion documents used in converting rental communities to the condominium form of ownership
Drafting and negotiating contracts
Real property title matters and real estate closings

Finance

Drafting and negotiating commercial leases on behalf of landlords and tenants in Class A buildings and projects

Working with construction contractors and subcontractors in the preparation and negotiation of construction contracts

Attorney Publications/Presentations:

Author, Chapter 9, *Mixed-Use Communities and Mixed-Use Buildings*, Florida Real Property Complex Transactions, 8th and 9th Editions (2016, 2018)

Speaker, *Common Pitfalls of Contracts*, The Entrepreneur's Law School – Florida Gulf Coast University (2010)

Representative Experience:

Represented the developer in the development, leasing, condominiumization and sale of a complex urban mixed use project located in Naples, Florida. The project consists of wet slip condominiums, retail and restaurant space, hotel, and residences.

Represented the developer in the development, leasing and condominiumization and sale of a 16-story mixed-use building located in downtown Sarasota, Florida.

Represented a national developer of condominium and homeowners' association projects throughout the State of Florida.

Obtained HUD Advisory Opinion with respect to combining exemptions under the Interstate Land Sales Full Disclosure Act.

Assisted co-counsel in registering projects with the U.S. Department of Housing and Urban Development, Office of Interstate Land Sales and preparing Statements of Record to be filed with HUD and the Property Reports to be given to prospective purchasers.

Represented landlords and tenants in the preparation and negotiation of commercial leases.

Represented developer clients in mass condominium unit closings.

Handled claims under title insurance policies for major Florida title insurance underwriter.

General counsel to a number of homeowner, condominium and cooperative associations.