

## Samantha L. Foster



Shareholder

Tampa Office

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### PRACTICE AREAS

[Real Estate](#)

### OVERVIEW

Samantha Foster represents national and local homebuilders and developers in an expansive range of matters related to the formation, development, and operation of homeowners, property owners, and condominium associations. Samantha has represented clients in the development of communities in the majority of jurisdictions across the state of Florida, ranging from a few dozen homes to large, master planned communities. Samantha has experience with residential, age restricted, commercial, and mixed-use developments. She has also represented clients in a wide range of other real estate transactions, including the acquisition, development, and disposition of real property.

#### Areas of Concentration:

##### Community Development & Project Structuring

Prepare and structure governance related documentation for homeowners' associations and property owners' associations

Due diligence for the acquisition of residential lots and condominium units

Preparation of cost sharing agreements, easements, license agreements, and other restrictive covenants and agreements

Preparation of purchase agreement disclosures, including community disclosure and information addendums

##### Transactional Real Estate

Prior to joining the firm, Samantha was an associate at a law firm in Atlanta, GA. Her internship experiences includes positions at a local bar association, a legal nonprofit, and a national title insurance corporation.

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## REPRESENTATIVE EXPERIENCE

Represents national and local builders and developers in the formation, structuring, and governance of homeowners' and property owners' associations located in various jurisdictions across the state of Florida.

Represents builders and developers in the preparation and registration of condominium documents for various condominium products.

Represents builders and developers in the formation, structuring, and governance of multi-use and build-for-rent communities.

Represents a Fortune 500 homebuilder in the formation, structuring, and governance of communities across the state of Florida.

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## PROFESSIONAL & COMMUNITY INVOLVEMENT

CREW Tampa Bay, 2024-Present

Society of Real Estate Professionals (SOREP), 2023-Present

Tampa Bay Builders Association (TBBA), 2023 - Present

State Bar of Georgia, Young Lawyer Division and Real Estate Section, 2016-Present

Alpha Gamma Delta Alumni Junior Circle, 2012-Present

University of Michigan Alumni Association, 2012-Present

Cobb Association of Realtors Young Professionals Network, Board Member, 2018

Homeowners Association Network, Board Member, 2019

Parents Attending Law School, 2014-2016

Co-President, 2015-2016

Secretary, 2014-2015

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## RECOGNITION

*Florida Super Lawyers, Rising Star, 2021, 2023-Present*

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## NEWSROOM

**Firm Announcements: Stearns Weaver Miller Names Four New Shareholders in 2024**

| September 2024

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**Firm Announcements: Stearns Weaver Miller Lawyers Recognized in 2021 Florida Super Lawyers**

| June 2021

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## **EDUCATION**

J.D., *honors*, University of Washington School of Law, 2016

Order of the Coif

*Pro Bono Honors*

*Education Law and Policy Journal*, Editorial Board Member

CALI Excellence for the Future Awards in Real Estate Transactions, Business & Financial Literacy, & Family Law

B.A., University of Michigan, 2012

Lorenzo De' Medici, Rome, Italy

Study Abroad, 2010

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## **ADMISSIONS**

Florida

Georgia