FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL								
OMB Number:	3235-0287							
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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person* FANNON BRIAN W						2. Issuer Name and Ticker or Trading Symbol SUN COMMUNITIES INC [SUI]							of Reporting cable) or (give title	g Pers	on(s) to Issu 10% Ow Other (s	/ner
(Last) (First) (Middle) 27777 FRANKLIN ROAD SUITE 200					3. Date of Earliest Transaction (Month/Day/Year) 01/22/2004							X below) below) EVP				
(Street) SOUTHFIELD MI 48034 (City) (State) (Zip)			4. 1	4. If Amendment, Date of Original Filed (Month/Day/Year)							Individual or Joint/Group Filing (Check Applicable ne) X Form filed by One Reporting Person Form filed by More than One Reporting Person					
		Tab	le I - Non-De	rivativ	e Se	curit	ies Ac	quired, Di	sposed o	of, or Be	neficiall	y Owned				
1. Title of Security (Instr. 3) 2. Transac Date (Month/Date)					Execution Date,		Code (Instr. 5)				Beneficia	s ally following	Form	Direct I Indirect I str. 4)	7. Nature of Indirect Beneficial Ownership	
								Code V	Amount	(A) or (D)	Price	Transact (Instr. 3 a	ion(s)			(Instr. 4)
		٦	Table II - Deri (e.g					uired, Dis , options,				Owned	,			<u> </u>
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	Code	Transaction Code (Instr.		umber vative urities uired or oosed O) (Instr. and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number derivative Securities Beneficiall Owned Following Reported Transactio (Instr. 4)	Owner Form: Direct or Indi (I) (Ins	Ownership	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	v	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares					
Common Operating Partnership Units	\$0 ⁽¹⁾	01/22/2004		S			10,000	(2)	(3)	Common Stock	10,000	\$38.15	20,000)	D	

Explanation of Responses:

- 1. Converts to common stock on a one-for-one basis.
- 2. Immediate.
- 3. No expiration date.

Brian W. Fannon

01/22/2004

** Signature of Reporting Person

Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * If the form is filed by more than one reporting person, see Instruction 4 (b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.