

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL	
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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* SHIFFMAN GARY A (Last) (First) (Middle) 27777 FRANKLIN ROAD STE 200 (Street) SOUTHFIELD MI 48034 (City) (State) (Zip)	2. Issuer Name and Ticker or Trading Symbol SUN COMMUNITIES INC [SUI]	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input checked="" type="checkbox"/> Director <input checked="" type="checkbox"/> 10% Owner <input checked="" type="checkbox"/> Officer (give title below) Other (specify below) Chairman, President, and CEO
	3. Date of Earliest Transaction (Month/Day/Year) 12/20/2012	
	4. If Amendment, Date of Original Filed (Month/Day/Year) 12/28/2012	6. Individual or Joint/Group Filing (Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person <input type="checkbox"/> Form filed by More than One Reporting Person

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)		4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			
Common Stock, \$0.01	12/20/2012		G	V	86,810 ⁽¹⁾	D	\$0	880,122	D	
Common Stock, \$0.01 par value	12/20/2012		G	V	86,810 ⁽¹⁾	A	\$0	86,810	I	Owned by Irrevocable Trust of which the reporting person is not a trustee
Common Stock, \$0.01 par value								453,841	I	Owned by certain limited liability companies of which the reporting person is a member and a manager

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

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)	4. Transaction Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 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 of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
				Code	V	(A)	(D)	Date Exercisable	Expiration Date						Title
Common Operating Partnership Units	\$0	12/20/2012		G	V		40,287 ⁽¹⁾	(2)	(2)	Common Stock	40,287	\$0	394,141	D	
Common Operating Partnership Units	\$0	12/20/2012		G	V	40,287		(2)	(2)	Common Stock	40,287	\$0	40,287	I	Owned by Irrevocable Trust of which the reporting person is not a trustee
Common Operating Partnership Units	\$0							(2)	(2)	Common Stock	141,794		0	I	Owned by certain limited liability companies of which the reporting person is a member and a manager

Explanation of Responses:

1. For estate planning purposes, the reporting person gifted, for no consideration, these securities to an irrevocable trust for the benefit of his wife and their children. The reporting person disclaims beneficial ownership of the securities held in this trust, and this report should not be deemed an admission that the reporting person is the beneficial owner of the securities held in this trust for purposes of section 16 or for any other purpose.

2. The Common Operating Partnership Units of Sun Communities Operating Limited Partnership are convertible into common stock at any time on a one-for-one basis and have no expiration date.

Gary A. Shiffman

12/28/2012

** 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.

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