

As filed with the Securities and Exchange Commission on July 11, 2000.

Registration No. 333-30462

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 SECURITIES AND EXCHANGE COMMISSION  
 WASHINGTON, D.C. 20549  
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POST-EFFECTIVE AMENDMENT NO. 1  
 TO  
 FORM S-3  
 REGISTRATION STATEMENT  
 UNDER  
 THE SECURITIES ACT OF 1933  
 -----

SUN COMMUNITIES, INC.  
 (EXACT NAME OF REGISTRANT AS SPECIFIED IN ITS GOVERNING INSTRUMENT)  
 MARYLAND 38-2730780  
 (State or Other Jurisdiction of (I.R.S. Employer Identification No.)  
 Incorporation or Organization)  
 -----

GARY A. SHIFFMAN  
 PRESIDENT  
 31700 MIDDLEBELT ROAD  
 SUITE 145  
 FARMINGTON HILLS, MICHIGAN 48334  
 (248) 932-3100  
 (Name, Address, Including Zip Code, and Telephone Number, Including Area Code,  
 of Agent for Service)  
 -----

Copies of all correspondence to:  
 JOEL M. ALAM, ESQ.  
 JAFFE, RAITT, HEUER & WEISS, P.C.  
 ONE WOODWARD AVENUE  
 SUITE 2400  
 DETROIT, MICHIGAN 48226

APPROXIMATE DATE OF COMMENCEMENT OF PROPOSED SALE TO THE PUBLIC: From  
 time to time after the effective date of this Registration Statement as  
 determined by market conditions.

If the only securities being registered on this form are being offered  
 pursuant to dividend or interest reinvestment plans, please check the following  
 box.

If any of the securities being registered on this form are to be  
 offered on a delayed or continuous basis pursuant to Rule 415 under the  
 Securities Act of 1933, other than securities offered only in connection with  
 dividend or interest reinvestment plans, please check the following box.

If this Form is filed to register additional securities for an offering  
 pursuant to Rule 462(b) under the Securities Act, please check the following box  
 and list the Securities Act registration statement number of the earlier  
 effective registration statement for the same offering.

If this Form is a post-effective amendment filed pursuant to Rule  
 462(c) under the Securities Act, check the following box and list the Securities  
 Act registration statement number of the earlier effective registration  
 statement for the same offering.

If delivery of the prospectus is expected to be made pursuant to Rule  
 434, please check the following box .  
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## DEREGISTRATION OF SHARES

This Post-Effective Amendment No. 1 to the Registration Statement on Form S-3 (Registration No. 333-34062) (the "Registration Statement") is filed by Sun Communities, Inc. (the "Company") to deregister 3,686 shares of the 181,362 shares of the Company's common stock which were previously registered pursuant to this Registration Statement for resale by certain selling stockholders. The Company is seeking to deregister these shares because such shares were not issued to one of the Selling Stockholders as previously anticipated. As a result of this deregistration, the total number of shares of common stock registered pursuant to this Registration Statement is 177,676 shares. The Company has filed a final Prospectus with the Commission under Rule 424 (b) to reflect the correct number of shares registered.

## SIGNATURES

Pursuant to the requirements of the Securities Act of 1933, the Registrant certifies that it has reasonable grounds to believe that it meets all the requirements for filing on Form S-3 and has duly caused this Registration Statement to be signed on its behalf by the undersigned, thereunto duly authorized, in the City of Farmington Hills, State of Michigan, on July 10, 2000.

SUN COMMUNITIES, INC.,  
a Maryland corporation

By: /s/ Jeffrey P. Jorissen

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Jeffrey P. Jorissen, Chief Financial Officer,  
Secretary and Principal Accounting Officer

Pursuant to the requirements of the Securities Act of 1933, this Registration Statement has been signed by the following persons in the capacities and on the date indicated.

NAME -----	TITLE -----	DATE -----
* ----- Gary A. Shiffman	Chief Executive Officer, President, and Director	July 10, 2000
/s/ Jeffrey P. Jorissen ----- Jeffrey P. Jorissen	Senior Vice President, Treasurer, Chief Financial Officer, and Secretary (principal accounting and financial officer)	July 10, 2000
* ----- Paul D. Lapidés	Director	July 10, 2000
* ----- Ted J. Simon	Director	July 10, 2000
* ----- Clunet R. Lewis	Director	July 10, 2000
* ----- Ronald L. Piasecki	Director	July 10, 2000
* ----- Arthur A. Weiss	Director	July 10, 2000

\*By: /s/ Jeffrey P. Jorissen

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Jeffrey P. Jorissen,  
Attorney-in-fact

