

SUMMIT PROPERTIES INC  
Form 8-K  
November 10, 2003

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

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FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934

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Date of report (Date of earliest event reported): November 10, 2003

SUMMIT PROPERTIES INC.  
(Exact name of Registrant as specified in charter)

Maryland  
(State or other jurisdiction of  
incorporation or organization)

56-1857807  
(I.R.S. Employer  
Identification No.)

309 E. Morehead Street  
Suite 200  
Charlotte, North Carolina  
(Address of principal executive offices)

28202  
(Zip code)

(704) 334-3000  
(Registrant's telephone number, including area code)

N/A  
(Former name or former address, if changed since last report)

Item 7. Exhibits.

(c) Exhibits . The following exhibits are being furnished herewith:

Exhibit Number	Title
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99.1	Press release of Summit Properties Inc. issued on November 10, 2003
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Item 12. Results of Operations and Financial Condition.

On November 10, 2003, Summit Properties Inc. issued a press release announcing its increased results for the third quarter of 2003 due to the deferral by the Financial Accounting Standards Board of certain provisions of Statement of Financial Accounting Standard No. 150, "Accounting for Certain Financial Instruments with Characteristics of Both Liabilities and Equity." A copy of Summit Properties Inc.'s press release is attached hereto as Exhibit 99.1 and is incorporated herein by reference.

The information in this Current Report on Form 8-K and the Exhibits attached hereto shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934 (the "Exchange Act") or otherwise subject to the liabilities of that section, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933 or the Exchange Act, regardless of any general incorporation language in such filing.

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SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

SUMMIT PROPERTIES INC.

Date: November 10, 2003	By: /s/ Gregg D. Adzema
Gregg D. Adzema	
Executive Vice President and	
Chief Financial Officer	

EXHIBIT INDEX

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