



1300 NW 17<sup>th</sup> Ave. Suite 270  
Delray Beach, FL 33445  
(561)637-3402 Office (561)637-3407 Fax

## **RENTAL/RENEWAL UPDATE FORMS NORMANDY A ASSOCIATION, INC.**

You are submitting a Rental/Renewal Application. This application is made up of the following:

- Rental/Renewal Information Sheet
- Updated Lease; signed and dated
- Lease Enforcement Agreement
- Seasonal renewal is \$150.00 **PER PERSON OR MARRIED COUPLE** payable to Normandy A

Please note that two (2) sets of the above mentioned paperwork must be submitted when applying for a Rental/Renewal.

**ALL MATERIALS MUST BE PROPERLY COMPLETED AND SUBMITTED TOGETHER OR THIS APPLICATION MAY NOT BE PROCESSED. OUR OFFICE WILL DO ITS BEST TO EXPEDITE ALL PAPERWORK IN A TIMELY FASHION. WE WOULD LIKE TO CONVEY TO YOU THAT MOST DELAYS ARE CAUSED BY INCOMPLETE PAPERWORK. PLEASE LOOK OVER EVERYTHING CAREFULLY BEFORE SENDING IN COMPLETED PACKET. FEEL FREE TO CONTACT OUR OFFICE WITH ANY QUESTIONS AT 561-637-3402**

Note: If you would like a copy of the Certificate of Approval, please be sure to provide our office with your current information on the bottom of page 2.

# Wilson Landscaping & Management Corp.

1300 NW 17<sup>th</sup> Ave. Suite 270

Delray Beach, Florida 33445

Phone 561-637-3402 Fax 561-637-3407

## RENTAL/RENEWAL INFORMATION SHEET

Association: NORMANDY A ASSOCIATION, INC. Unit: \_\_\_\_\_

Name of Owner (s): \_\_\_\_\_

Owner (s) Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Owner's Phone Number: \_\_\_\_\_ Owner's Cell: \_\_\_\_\_

Owner's E-Mail Address: \_\_\_\_\_

Name of Lessee: \_\_\_\_\_ SS#: \_\_\_\_\_ Age: \_\_\_\_\_

Co-Lessee: \_\_\_\_\_ SS#: \_\_\_\_\_ Age: \_\_\_\_\_

Lessee's Address: \_\_\_\_\_

Lessee's Phone: \_\_\_\_\_ Lessee's Cell: \_\_\_\_\_

### Vehicle Information:

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Plate#: \_\_\_\_\_

### PLEASE LIST ALL OCCUPANT(S) WHO WILL RESIDE AT UNIT IF APPROVED:

Name	Relationship to Applicant	Date of Birth
_____	_____	_____
_____	_____	_____
_____	_____	_____

### PLEASE PROVIDE NAME AND ADDRESS OF WHERE TO SEND APPROVED CERTIFICATE OF APPROVAL:

\_\_\_\_\_  
\_\_\_\_\_

**NORMANDY A ASSOCIATION, INC.  
LEASE ENFORCEMENT AGREEMENT**

THIS AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_ (“Landlord”), \_\_\_\_\_ (“Tenant(s)”) and the **NORMANDY A ASSOCIATION, INC.** (“Association”).

1. Landlord is the owner of the following Unit within the **NORMANDY A ASSOCIATION**, unit # \_\_\_\_\_, located in Delray Beach, FL.
2. Tenant(s) is the lessee of the Unit pursuant to that certain residential lease dated \_\_\_\_\_, 20\_\_\_\_, a true copy of such residential lease being attached hereto as Exhibit “A”.
3. Association is the condominium association operating the **NORMANDY A ASSOCIATION** in which the unit is located.
4. Landlord and Tenant(s) have requested that the Association approve Landlord’s leasing of the Unit to Tenant(s), pursuant to the written lease attached hereto. The Association desires to grant approval for Landlord to lease the Unit if the Association and the other residents of the **NORMANDY A ASSOCIATION** are adequately protected.
5. Tenant(s) agrees to obey and occupy the Unit in accordance with all use restrictions applicable to the **NORMANDY A ASSOCIATION**, including the Declaration of Covenants; Articles of Incorporation and Bylaws of the Association; Rules and Regulations; and any policies of the Association or master association, all as amended (collectively “Use Restrictions”).
6. If Landlord defaults in payment of Association’s assessments, then Landlord and Tenant(s) agree that Tenant(s) shall, upon written demand by Association, pay the rent to the Association to satisfy the assessment obligation, including any interest, costs, and attorneys fees. In such event, Tenant(s) shall commence paying the rent within ten (10) days of written demand from Association until Association notifies Tenant(s) that the delinquent assessments, including any interest, costs and attorneys fees, are paid in full.
7. If the Tenant(s) should violate any of the Use Restrictions, or violate this Agreement, Tenant(s) and Landlord agree that the Association may itself bring an action against the Tenant(s) to evict the Tenant(s) and/or to enforce the Use Restrictions or this Agreement. The Association may, but is not obligated, to name the Landlord also as Defendant. In any eviction action, the Association may utilize the summary procedure provided in Chapter 51, Fla. Stat. The Association’s remedy of bringing an eviction action is in addition to and not in substitution of any other remedy available to the Association pursuant to the governing documents and Florida Statutes.
8. In any action filed by the Association, the Association may recover its attorney’s fees and costs against the Tenant(s), and/or against the Landlord, or of both are joined a Defendants, against both jointly and severally.
9. The Association is not responsible as to the condition and usability of the Unit. The Association makes no representations, express or implied, about the condition or habitability of the Unit or about the common areas. The Tenant(s) shall look solely to the Landlord as to the condition and usability of same.

IT WITNESS WHEREOF, the parties hereby execute this Agreement.

\_\_\_\_\_  
First Witness as to Both

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Second Witness as to Both

\_\_\_\_\_  
Landlord  
Date: \_\_\_\_\_

\_\_\_\_\_  
First Witness as to Both

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Second Witness as to Both

\_\_\_\_\_  
Tenant  
Date: \_\_\_\_\_

\_\_\_\_\_  
First Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Second Witness

Date: \_\_\_\_\_

**NORMANDY A ASSOCIATION, INC.**

**NORMANDY A ASSOCIATION, INC.**  
**RULES AND REGULATIONS AS OF 4/1/2024**

Acknowledgement

- A. Residents are responsible for the actions of their guests, invitees, contractors, etc.
- B. Violating any of the Rules could result in violation letters, fines and / or legal action, as well as denial of lease renewals.

1) Sales and Rentals:

- A. All sales/rentals of units must be approved by the Board of Directors. In addition, all prospective purchasers and/or renters must complete a personal interview with the Board of Directors and sign an acknowledgment of said rules and regulations. A refundable security deposit equal to one(1) month's rent, payable to Normandy A Association is required on all rentals in the event there is any damage to the common elements. **NO EXCEPTIONS.**
- B. All unit owners are required to transfer all condominium documents (including amendments) to the new owner(s).
- C. Owners should turn in their rental renewal application for processing at least thirty (30) days before the lease expires.
- D. If your renter receives three (3) violations within the term of the lease, the lease will not be approved for renewal.

2) Occupancy:

- A. One person living in the unit must be fifty-five (55) years old or older. **THIS IS MANDATORY**
- B. No one under the age of eighteen (18) may not live in Normandy A at any time. Children under the age of eighteen (18) may visit up to thirty (30) days per year.

3) Pets:

Kings Point is a "No Pet" community.

4) Doors and Locks:

- A. The Board of Directors shall maintain keys to all units. The keys will be used for emergency purposes only or for maintenance inspections. In the event of maintenance inspections, prior notice will be provided to all residents.

5) Consent to Alter:

- A. No unit shall be materially altered, added to or modified without the prior written consent of the Association. Specifications for desired work must be submitted to Wilson Landscaping & Management Corp. through an Architectural Request Form ("ARC" form). These forms can be obtained by calling Wilsons office or on their website. A refundable deposit of \$1000 payable to Normandy A Association to cover any damage to the common area during the renovation, is due when authorization to remodel is granted. Should there be any damage to the common elements, the cost of repair will be deducted from the deposit. If there is no damage, it will be refunded upon inspection by Wilson Management.
- B. Unit owners are responsible for any damage to the common elements caused by their own contractors/workers. Catwalks must be protected and/or cleaned at the close of every business day while work is being done.

**Initials:** \_\_\_\_\_

**NORMANDY A ASSOCIATION, INC.**  
**RULES AND REGULATIONS AS OF 4/1/2024**

C. No contractor waste shall be placed in the dumpsters. Contractors are responsible for removing their own waste.

6) Trash and Recycling:

A. Place all garbage in plastic bags and tie the bags before dumping them into the dumpster. NO LOOSE TRASH! Do not drop large bulk items into the dumpster. All cardboard boxes must be broken down before placing in the dumpster or recycling bins.

B. Put recyclables in their proper bins. Do not put tied plastic bags into recycle bins. If the recyclable bins are full, place recyclables into the dumpster. DO NOT place anything on the ground. Milk Cartons and pizza boxes should not be placed in recycling bins.

C. Bulk items such as furniture, appliances and other large items are picked up every Tuesday. Bulk items may be placed NEATLY next to the dumpster on **Mondays** or owner may be subject to fines!

D. No contractor waste shall be placed in dumpster!!

7) Things not permitted:

A. Excessive noise from televisions, stereos, visitors, etc. between the hours of 11:00PM and 7:00AM. For disturbances, please contact the non-emergency phone number for the Palm Beach County Sheriff's office (561)995-2800.

B. No feeding wildlife (squirrels, ducks, birds, feral cats, etc.). This attracts rodents and racoons which defecate on catwalks, which is unsightly, unsanitary and cause a slip and fall.

C. Smoking is not permitted in the lift, on catwalks or walkways attached to the building. Please be considerate of your neighbors when smoking.

D. No business, licensed or unlicensed, may be operated out of any unit.

E. No cooking on patios, balconies, or common areas of Normandy A Association per the order of Palm Beach County Fire Department.

F. No generators permitted at Normandy A Association, per order of the Palm Beach County Fire Department.

G. No throwing buckets of water, cooking oil, or any liquid or dry material, food, etc. onto the catwalks, plants, or grass.

H. No sweeping or throwing anything out the front door onto the catwalk or over the balcony onto plants or grass.

I. No walking or driving on the grass or through the bushes in front of the building.

J. No doormats are permitted for safety reasons (trip and fall).

K. No chairs, flowerpots, statues, ornaments can be placed on catwalks or in front of units.

8) Leaks:

A. Check for dripping faucets, running toilets, and leaking shower heads. Call your service contractor immediately when a leak has been noted.

B. The Association highly recommends installing water leak detection devise under sinks, near toilets and by hot water heaters. This will help prevent major flooding in the event of

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**NORMANDY A ASSOCIATION, INC.**  
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a water leak or pipe burst. These detection items are relatively inexpensive and can be purchased at home improvement stores as well as Amazon.

9) Lift:

- A. Report Lift issues to a board member as soon as possible.
- B. The Lift is not to be used to transport freight items, appliances, furniture, etc. It is for PASSENGER USE ONLY!
- C. The Lift is equipped with an emergency call button in the event you are trapped. This button should only be used in the event of an emergency. If there is an issue with Lift itself, it will be reported to the lift company.
- D. Treat the Lift respectfully. Any damage to the Lift due to an individual's misuse the cost to repair said damage will be billed to the individual responsible.

10) Vehicles:

- A. One (1) parking space is assigned to each unit.
- B. Vehicles in disrepair (i.e. broken windows, flat tires, missing parts, inoperable, etc.) are not permitted.
- C. No maintenance or mechanical repairs are permitted except in an emergency.
- D. Disabled/crashed vehicles may not be parked in either as assigned or guest space for more than seven (7) days.
- E. Car washing is not permitted.
- F. No commercial vehicles, recreational vehicles, boats, or trailers may be parked on the property overnight.
- G. Guest spaces may be used for units with more than one (1) vehicle. The guest spaces are "first come, first serve" and are not reserved for any one unit.
- H. No more than one (1) vehicle per licensed driver, with a maximum of two (2) vehicles per unit.
- I. No loud vehicles, or motorcycles will be permitted, nor is loud music blaring from vehicles permitted.
- J. Car covers must fit properly, no tarps or ill-fitting covers permitted.
- K. Any car leaking oil on the parking areas must be reported to the Board. Pictures and notice of violation will be sent to the owner who must contact a company to remove stain properly at his own cost.

11) Moving Guidelines:

- A. No eighteen (18) wheeler moving trucks will be granted into Kings Point.
- B. Trucks cannot block the entire main entrance. Please leave half of the walkway open for pedestrians and emergency vehicles.
- C. The Lift is not to be used to move boxes, appliances, furniture, etc.
- D. Do not damage buildings, doors, handrails, exit signs, light fixtures, etc. Owners/renters will be charged for damage to common elements.

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**NORMANDY A ASSOCIATION, INC.  
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**Please advise your family, guests, visitors, contractors, tenants and other invitees about the rules and regulations above. You, the owner, will be responsible for any and all fines and legal fees.**

**I/We the undersigned understand and agree to abide by the Rules and Regulations of the Normandy A Association, Inc.**

Unit Number: \_\_\_\_\_

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
Date

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
Date

**Initials:** \_\_\_\_\_





**KINGS POINT**  
GOLF AND COUNTRY CLUB  
*Where Exceptional Lifestyle Begins*

**RENTAL and RESALE INFORMATION**  
**ID OFFICE**  
**561-499-3335 Ext. 136 & 135**  
**Monday – Friday 9:00 AM – 4:00 PM**  
**Closed Saturday and Sunday**

**Fees** (All fees subject to change)

- Capital Contribution & Processing Fee-includes one (1) Resident ID Card & one (1) Barcode  
**\$1,800.00** (Applicable to all resales and transfers of ownership as of June 1, 2022)
- Resident ID \$60.00
- Single Resident ID \$60.00
- Lessee ID \$60.00
- Guest ID \$10.00 (See procedural guide for further details)
- Health Aide ID \$50.00 (Three months)
- Barcode \$10.00
- Saxony RFID Tag \$10.00

**Requirements:** Coincident with submission of an application for purchase of any unit, proof of payment of the Capital Contribution & Processing Fee **must be included.**

Before issuing **Resident ID cards**, we must receive the following:

- A copy of the Certificate of Approval from the association's management company approved by an association officer with the association seal and,
- The previous owner's ID card(s) must be turned in to Kings Point's ID office. If the ID card(s) cannot be located, a \$60 fee for each outstanding ID card must be paid before new ID cards will be issued. **Checks payable to: Kings Point Recreation Corp., Inc.**
- **Note:** Maximum of two (2) resident ID cards per unit. The first ID card purchased for a resident/lessee must be issued to an individual fifty-five (55) years of age or older.

Before we can issue **Lessee ID cards**, the ID office must receive the following:

- A copy of the Certificate of Approval from the association's management company approved by an association officer with the association seal, along with a lease and,
- Any outstanding ID cards issued for that unit must be turned in.
- As of August 6, 2015, any unit that is SOLD, if there is an existing lease on the unit AND the lessee turns in their ID cards, ID Cards can be purchased by the new owner, even if the lease has not expired.
- Any Owner or Tenant that breaks the lease, the existing rule below still follows:

**Resident ID card(s) will not be issued or another Lessee ID card(s) will not be issued until the expiration of the current lease. No Exceptions!**

**Kings Point Recreation Area Amenities**

The Recreation facilities consists of three (3) clubhouses, swimming pools, Natatorium, golf courses, tennis, shuffleboard, pickleball, bocce ball, racquetball and basketball courts, canals, entry gates and roads of the community and other common facilities. Kings Point is a “**NO PET**” community. The Recreation Area does not include condominium property and its parking areas or common grounds. Our residents also have use of the Kings Point buses. The buses serve the community, the immediate surrounding areas and shopping centers. To assure that residents and their guests have exclusive access to all recreation facilities, a Kings Point ID is necessary. The ID cards are issued in the **ID Office located in the Administration Building**.

**PLEASE READ CAREFULLY BEFORE SIGNING!!!!**

\*Signature: \_\_\_\_\_ \*Signature: \_\_\_\_\_  
Seller/Owner Buyer/Tenant

**\*\*\*\*Effective June 1, 2022\*\*\*\***

Note: **Capital Contribution & Processing Fee** of \$1,800.00 *payable* to: **Kings Point Recreation Corporation, Inc.**, the Not For Profit Corporation organized under Florida Statute 617, authorized to manage the Recreation Facilities, **must be submitted** with application for purchase.

7000 West Atlantic Avenue, Delray Beach, FL. 33446-1699, Telephone 561-499-3335

## KINGS POINT USER ACCOUNT REGISTRATION

**SIGN IN or CREATE AN ACCOUNT at the [kingspointdelray.com](http://kingspointdelray.com) website**

The enhanced access control system is ready to launch and will be linked to the Kings Point ID system so that you can start developing your list of friends and family for your Permanent/ Temporary/ Vendor gate access.

1. Every resident that has a Community ID are already in the ID system. Those of you that have purchased theater tickets using the Internet have already activated their accounts.
2. For each resident, there will only be ONE account. It will allow you to maintain a Permanent/ Temporary/Vendor Guest list, purchase tickets to our theater and register for "T Times" at the golf course. It will also link purchased theater tickets into the data base so that security will know who is on our property. Remember – persons who do not have ID cards will not be able to activate an account.
3. Activate your account by going to the [kingspointdelray.com](http://kingspointdelray.com) website.
  - a. On the "Home Page" click on the "Gate Access/Visitor Management" link in order to sign in or create an account.
  - b. Click on "Create Account" and a new screen will appear. The badge number and name you fill in must match the name as it appears on your ID. When creating your account you select a user name and the password. Note the password restrictions listed at the bottom of the page. Make sure that you keep your user name and password in a safe place, as you will need it every time you access your account. When completed, click on "Create User" at the bottom of the page. You have now completed your part of the activation process.
  - c. You will be notified when your account has been activated (within 72 hours).
4. If two persons living in a unit have different last names, it is advisable for each to activate his/her own account. The two accounts will be linked by unit address so that when purchasing tickets during the restricted period, a unit can still only purchase two tickets.
5. Populate your account by going to the [kingspointdelray.com](http://kingspointdelray.com) website and click on the "Gate Access/Visitor Management" link.
  - a. Click on "Sign In" and enter your user name and password.
  - b. Click on "Sign Me In" and fill in the data requested. Permanent Visitors do not need a visit date. Temporary Visitors will need to fill in the dates for each visitor. Names on the "Temporary" list are automatically deleted at the end of their authorized access time.
  - c. The "Permanent" list will be updated on an annual basis.
  - d. Vendors that issue their employees identification cards, i.e. the Post Office and FedEx do not need to be added to your list.
6. **Do not have a computer?** Call the Staff Office at 561-499-3335/ 561-499-7751 Ext. 225 for an appointment. The Staff will help you activate your account and enter the data.
7. Target date to activate the system at the Normandy Gate is on Monday, May 4th. Once the system is running smoothly at the Normandy Gate, the other manned gates at Kings Point will be implemented.

Like any new major change, this will require your patience as it is a massive programming effort with links to several existing systems. However, you can help in the implementation if you are a resident by obtaining your Kings Point ID. All Residents and Lessees with a vehicle should purchase a barcode for easy access thru the gates.