



Flanders D Association Inc.

Flanders D Association, Inc. c/o Wilson Landscaping & Management,
1300 NW 17th Avenue, Suite 270,
Delray Beach, Florida 33445 (561) 637-3402
wilsonmanagement.net

Selling or Purchasing? What you must know to assure a smooth transition either way.

Here are FL-D requirements before the Association will sign off on this process.

All transitions require a 30 day timeframe window, from the time a completed application with all necessary checks are in the hands of Wilson Landscaping & Management. This includes your check(s) to Flanders D **AND** Kings Point Rec. Corp.

If your Realtor sets a closing date with another Realtor prior to that 30 days, you are setting yourself up for disappointment. **The Association will not be bound by any commitments of less than 30 days. Be forewarned.**

No person, individual or company will gain access to the roof for any inspection, prior to the Association receiving a completed application and all necessary checks at the Management Company Office. **No exceptions for ANY reason.**

We must have received at myflandersd@gmail.com, a copy of ANY Inspectors licenses and current Insurance policy. **This must be received 24 hours prior to the requested access time.** As everyone at Flanders D knows, access to the roof, as posted, will be Monday-Friday 8am-6pm only, and requires a 24 hour prior notice to make sure a “key-holder” is present. **Any Inspector must sign and submit a “HOLD HARMLESS” form.**

It is your responsibility as an Owner & Seller to make sure your Realtor understands the Rules at Flanders D for parking (face in **only** at Guest Spots **only**, **NEVER IN THE FIRE LANE**) & **keeping off the grass!** Your Realtor should pass that information on to any prospective Realtor representing a potential purchaser.

Our in-person interview for ALL new applicants is **IN-PERSON**. No zoom, No FaceTime. In-person. If you are unable or unwilling to come **IN-PERSON**, **please do not continue to apply, as your application process will absolutely NOT lead to approval.**



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Regardless of what any inspection may turn up or not, an authorized Board Member and the current “Seller” must be present for an inspection of the unit and Limited Common Areas (your parking space) prior to getting a sign-off for transfer. Owners who are out of the area may request a substitute person be present for the inspection.

The inspection will seek the following:

1. A copy of the current Flanders D Documents.
2. A fire extinguisher.
3. Two smoke detectors: one, outside the bedroom area; & one, in the kitchen area.
4. Two mailbox keys. Everyone was originally given 2 keys with the new mailboxes.
5. All ID Cards from Kings Point.
6. Your parking space will be checked for any oil, markings, or other fluids.
7. A lift key for those who reside on the 2nd floor. Everyone on the 2nd floor got one.
8. Inspection of outside screens for any tears, rips or holes. They will need to be replaced or paid for prior to authorization signature. Presently, the screens cost \$50, \$65, \$75, depending on size. The cost of full patio screening also will depend on size. You may use whomever you like, but it must be done before approval.

Moving Commercial Vehicle for out or in? Monday-Friday 8am-6pm, No weekends, No holidays. Weekends: Cars only. Obey all parking & Stay off the grass rules. DO NOT park in the Fire Lane, and please use Head-In Parking ONLY. Bulk Trash: Place Monday AFTER 5PM for Tuesday pick-up ONLY. Place all debris at the side of the dumpster.

Current owners or Owner Realtors may contact the Management Company or Board of Directors directly, with any questions or clarifications. Purchasers or Potential Tenants may contact the Management Company prior to the in-person interview, or the Board after the completion of the in-person interview.

Prospective applicants will be contacted to schedule the In-Person Interview when all Screening Material is returned, and the applicant has met the criteria for initial phase of screening at Flanders D Association, Inc.

It is suggested that Purchasers bring a copy of their H06 Insurance Policy to their in-person interview, or be able to produce the Declaration Page immediately after the interview. No approval can or will be given without it.

Respectfully, lack of planning on your part, will not constitute an emergency on our part.

Potential purchasers and their Realtors should become familiar with the information contained in our “Criteria for Acceptance” page BELOW, to expedite this process and avoid any unnecessary delays.



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The following applies to ALL applications submitted to Flanders D for “Criteria of Acceptance” screening purposes. This applies to ANY and ALL FLANDERS D Candidates as stated below. FYI, NO Reverse Mortgages @ FLANDERS D ever!

An **IN PERSON INTERVIEW** is required *for ANY and ALL applicants*. No exceptions. If you are unable or unwilling to travel to Flanders D for the interview, please do not complete and submit the application. The application fee is \$150 per person or couple.

PLEASE MAKE SURE TO READ & INITIAL EVERY PAGE IN THE APPLICATION!

Approval may not be unreasonably withheld. The Association shall not unreasonably withhold its approval to the prospective sale, lease, gift, devise of inheritance, or other transfer, and shall only object thereto for good cause, in order to protect property values in Kings Point, as provided in the Declaration, as originally recorded, and subject to Association’s right of first refusal, as provided. It is deemed to be reasonable and good cause for the Flanders D Association to disapprove a prospective transfer based upon a determination by the Board of Directors that the purchase price for the unit sought to be transferred is depressed or below market value. No person shall be denied the right to purchase, lease or otherwise acquire a unit because of race, religion, sex or national origin. **In addition, the Board, in its sole discretion, will consider the following factors as grounds for automatic disapproval of a prospective sale, lease, gift, devise of inheritance or other transfer of a unit:**

1. Applicant and/or any occupants has committed a violent crime within the last five (5) years, however, depending on the severity of the crime, the Board may disapprove the applicant if the crime occurred more than five (5) years prior to when the applicant submitted his/her application to purchase a Unit;
2. Applicant and/or any potential occupant have a felony drug conviction within the last five (5) years, prior to the applicant submitting his/her application to purchase or obtain the Unit;
3. Applicant and/or any potential occupant have any violent crime conviction within the last five (5) years, prior to the applicant submitting his/her application to purchase or obtain the Unit;
4. Applicant or any potential occupants are registered as a sex offender;
5. Source of income;
6. Applicant has a credit score of lower than **700**; and/or;
7. If the Association’s approval of the applicant would result in a violation of the Declaration, Bylaws, and/or the Association’s Rules and Regulations, as amended from time to time.
8. Membership is limited to Natural Persons. **As recorded in the Public records, business entities including, but not limited to: Corporations, Limited Liability Companies and Partnerships may not own units at the Condominium.**

Adopted August 20, 2020



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Here are FL-D requirements for Association approval and sign-off!

**THIS PAGE IS INCLUDED IN THIS PACKET FOR INFORMATIONAL PURPOSES ONLY.
THIS IS WHAT THE ASSOCIATION REQUIRES FROM THE SELLER, TO AVOID YOU
HAVING PROBLEMS DURING YOUR INITIAL MOVE-IN PERIOD.
THERE IS NOTHING FOR YOU TO FILL OUT ON THIS PAGE.**

Name of Seller(s): _____

Name of Purchaser: _____

Unit: _____ Date Application Submitted & Complete: _____

1. Is there a copy of the Flanders D Documents available to the new owner? _____
2. Is there a fire extinguisher in the unit, preferably near the kitchen? _____
3. Are there 2 smoke detectors? One in the kitchen, one near the bedrooms? _____
4. Are there two mailbox keys for the new owner? (Replacement \$25 each) _____
5. Are all ID cards available to the new owner - (Replacement \$60 each) _____
6. Are there any oil/markings in the Assigned Parking Space? (Clean fee \$349) _____
7. Is there a lift key available to the new owner, 2nd floor - (Replacement \$25) _____
8. Outside window screens - any rips, tears or holes? (Replacement \$50, \$65, \$75 or full panel replacement for any or all of the other parts screened?) _____

Present for the
Inspection: _____

Comments: _____

Signature of Board Member(s) Providing Inspection: _____

Date of Inspection: _____