



Brittany Condominium Association, Inc. Purchase Application

INDIVIDUAL COMMUNITY REQUIREMENT CHECK LIST

1. One Application per person 18 and older. Payment per person 18 & older OR per Married Couple (Different Last Name Marriage Certificate is required).

APPLICATION FEES: ONLY CASHIER'S CHECK OR MONEY ORDER

- o Affinity Management Services: \$150.00 (Non-refundable)
- o The Approval process may take up to thirty (30) days.

2. Clear photo-copy of valid State ID, Driver's License, or Passport must be provided.

3. Copy of Current Vehicle Registration and Proof of Insurance must be provided.

4. Vesta Form signed by applicant and owner.

5. Kings Point Age Verification and Application

6. Copy of **Fully Executed Purchase Agreement**. A letter of occupancy authorizing occupant is required from owner of unit for person(s) being added to an existing lease if no lease is generated for residency.

7. Each unit shall be occupied by at least one person who is fifty-five (55) years of age or older.

8. Investors must provide a signed and notarized letter stating the intent for purchase.

9. Occupancy prior to written approval is not allowed.

10. No Lot Owner is permitted to lease their unit during the **first twelve (12) months of the ownership**.

11. No Unit Owner may lease the unit more than once in a twelve (12) month period.

12. No lease shall be for less than twelve (12) months and shall provide that the terms of the lease are subject in all respects to the provisions of the Declaration, the By-Laws and Articles of Incorporation of the Association and that any failure by the lessee to comply with the terms of such documents are a default under the lease.

13. At the time of the Lease application (whether is a New Lease or Lease Renewal) the Lot Owner **MUST NOT** be delinquent in the payment of the Association dues and/or have any open and unresolved violations. The account must be brought current before any lease application can be considered for approval by the Association.

14. No pets allowed.

15. No Lessee may sublet or assign his interest in a unit.



APPLICATION FOR OCCUPANCY - PURCHASE

(PLEASE PRINT CLEARLY)

PURCHASE _____ PART-TIME FULL-TIME INVESTMENT

EXPECTED CLOSING DATE _____

(BRITTANY) PROPERTY ADDRESS: _____

CURRENT OWNER NAME(S): _____

CURRENT OWNER PHONE NUMBER: _____ EMAIL: _____

CURRENT OWNER MAILING ADDRESS: _____

APPLICANT: _____ DATE OF BIRTH: _____ SS#: _____

PHONE NUMBER: _____ EMAIL: _____

() Single () Married () Separated () Divorced MAIDEN NAME: _____

CO-APPLICANT: _____ DATE OF BIRTH: _____ SS#: _____

PHONE NUMBER: _____ EMAIL: _____

() Single () Married () Separated () Divorced MAIDEN NAME: _____

PLEASE STATE THE NAMES AND RELATIONSHIP OF ALL WHO WILL BE OCCUPYING THE UNIT

NAME	RELATIONSHIP	AGE
_____	_____	_____
_____	_____	_____
_____	_____	_____

IN CASE OF EMERGENCY:

NAME	ADDRESS	PHONE
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NUMBER OF CARS (TO BE PARKED AT PROPERTY) _____ (PLEASE LIST ALL BELOW) PARKING SPACE NUMBER: _____

** (MUST PROVIDE COPY OF VEHICLE REGISTRATION) **

MAKE: _____ MODEL: _____ YEAR: _____ TAG#: _____

MAKE: _____ MODEL: _____ YEAR: _____ TAG#: _____



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.

Brittany Condominium Association

To Seller/Buyer of Property:

This letter must be read, signed, and adhered to and returned with your Package. All items must be turned over at Closing.

Items that pertain to your Sale:

- _____ Return of all I.D. Cards prior to or at Closing
- _____ All Lift Keys turned over.
- _____ Door Keys
- _____ Mail Box Keys
- _____ Parking Space # _____ Association assigns.
- _____ Condominium Documents

Any comments:

APPLICANT SIGNATURE

CO-APPLICANT SIGNATURE

APPLICATION

Brittany Condominium Association, Inc.

(All sections must be completed)

Individual applications required from each occupant 18 years of age or older.

Last name		First Name		Middle Name		Social Security Number or ITIN	
Other names used in the last 10 years				Work phone number ()		Home phone number ()	
Date of birth		E-mail Address			Mobile/Cell phone number ()		
Photo ID/Type		Number		Issuing government		Exp. Date	Other ID
1.	Present Address			City		State	Zip
	Date in	Date out	Owner/Agent Name			Owner/Agent Phone Number	
	Reason for Moving					Current Rent \$ /Month	
2.	Previous Address			City		State	Zip
	Date in	Date out	Owner/Agent Name			Owner/Agent Phone Number	
	Reason for Moving						
3.	Previous Address			City		State	Zip
	Date in	Date out	Owner/Agent Name			Owner/Agent Phone Number	
	Reason for Moving						
Proposed Occupants: List all in addition to yourself	Name			Name			
	Name			Name			
	Name			Name			
Will you have pets? <input type="checkbox"/> Yes <input type="checkbox"/> No	Describe			<input type="checkbox"/> <input type="checkbox"/>		Describe	
How did you hear about this rental?							
I <input type="checkbox"/> am <input type="checkbox"/> am not a member of the Armed Forces (including the National Guard and Reserves)							
A.	Present occupation or source of income			Employer Name			
	Dates of Employment		Supervisor's phone number ()		Employer Address		
	Name of your supervisor			City, State, Zip			
B.	Present occupation or source of income			Employer Name			
	Dates of Employment		Supervisor's phone number ()		Employer Address		
	Name of your supervisor			City, State, Zip			
Current Gross Income \$ Per		Check one <input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year			Please list ALL of your financial obligations below		
Name of your bank		Branch or address			Account Number		
In case of emergency, notify:		Address: Street, City, State, Zip			Relationship	Phone	
1.							
2.							
Personal References:		Address: Street, City, State, Zip		Length of Acquaintance	Occupation	Phone	
1.							
2.							

MAILING ADDRESS NOTIFICATION

Date: _____

Name(s): _____

Unit # _____

Property Address: _____

PLEASE MAIL ALL CORRESPONDENCE RELATING TO THE ABOVE PROPERTY TO:

_____ The above property address

_____ The following address

Mailing Address: _____

Telephone Number(s):

HOME: () _____

CELL: () _____

WORK: () _____

FAX: () _____

E-Mail: _____

Number of people who will occupy: Adults (over age 18) _____ Children (over 13) _____

Children (under 13) _____

Names & ages of children who will occupy:

55 +

AGE VERIFICATION QUESTIONNAIRE

1. Identification of Unit: _____

2. BUYER of Unit (list all owners of record as to be stated on your deed):

Please list every person who is to occupy the Unit and complete all required information.
Please supply independent photographic evidence indicating date of birth (such as driver's licenses or current passports) of each occupant:

OCCUPANT NAME	AGE	TYPE OF PHOTOGRAPHIC EVIDENCE	DATE OF BIRTH	FAMILIAL OR OTHER RELATIONSHIP
1.				
2.				

PLEASE LIST ALL OCCUPANTS (S), WHO WILL RESIDE AT THE RESIDENCE IF APPROVED: (ARTICLE XIII. OCCUPANCY OF A UNIT IS LIMITED TO TWO (2) INDIVIDUALS, FOR BOTH ONE (1) BEDROOM UNITS AND TWO (2) BEDROOM UNITS AS ORIGINALLY DESIGNED)

Note: Maximum of two resident ID cards per unit. The first ID card purchased for a resident/lessee must be issued to an individual fifty five years of age or older.

SIGNATURE(S) OF APPLICANT(S)

X _____

X _____

PRINT NAME

PRINT NAME

Brittany Condominium Association

RULES AND REGULATIONS ACKNOWLEDGMENT FORM

Unit address: _____

RENTING OR BUYING

According to the Governing Documents, NO unit may be leased within the first (1) year of ownership.

Investors must provide a signed and notarized letter stating the intent for purchase.

NO PET POLICY

No animals or pets of any kind shall be kept in any Unit or on any property of the Condominium.

I / We hereby agree to abide by ALL the restrictions contained in the By-Laws, Rules and Regulations, Association Documents and Restrictions which are or may in the future be imposed by the Brittany Condominium Association, Inc.

Signature (Applicant)

Date

Signature (Co-Applicant)

Date

NOTE: This voting certificate is for the purpose of establishing who is authorized to cast the vote for any property owned by more than one person or owned by a corporation. It is not needed if a property is owned by only one (1) person. Please complete the voting certificate and return it as instructed in the cover notice.

*****VOTING CERTIFICATE*****
(Designation of Voting Member)

We, the undersigned, being the owners of the property located at _____, do hereby designate that _____ is entitled to cast one (1) vote at the Meetings of the above captioned Association until this Certificate is terminated or suspended by written notice to the Board of Directors of Association.

Dated this _____ day of _____ 20__

X _____
Buyer's Signature

Please print your name

X _____
Buyer's Signature

Please print your name

Brittany Condominium Association

Miscellaneous Use Restrictions

USE AND OCCUPANCY

HOUSING FOR OLDER PERSONS

The owner (which may be a corporation) of a Unit shall occupy and use his Unit as a single-family private dwelling, for himself and the members of his family (defined as spouses, parents, or adult dependent children only), and his social guests, and for no other purpose. The community is "Housing for Older Persons". At least one (1) person, fifty-five (55) years of age or older must be a permanent occupant of each Unit while any person is in occupancy of a Unit. Occupancy of a Unit is limited to two (2) individuals, for both one (1) bedroom Units and two (2) bedroom Units as originally designed.

MISCELLANEOUS USE RESTRICTIONS

1. No children under eighteen (18) years of age shall be permitted to reside in any of the Units of this Condominium except that children may be permitted to visit and temporarily reside for Periods not to exceed thirty (30) days into in any calendar year without the prior written consent of the Directors of the Association. The Association shall have the right to extend said period of visitation within any calendar year.
2. The Unit Owner shall not permit or suffer anything to be done or kept in his Unit which will increase the rate of insurance on the Condominium Property, or which will obstruct or interfere with the rights of other Unit Owners, or annoy them by unreasonable noises, or otherwise, nor shall the Unit Owners commit or permit any nuisance, immoral or illegal acts in or about the Condominium Property.
3. No animals or pets of any kind shall be kept in any Unit or on any property of the Condominium.
4. The Unit Owner shall not cause anything to be affixed or attached to, hung, displayed or placed, on the exterior walls, doors or windows of the building(s), including screens; nor shall they grow any type of plant, shrubbery, flower, vine or grass outside their Unit; nor shall they place any furniture or equipment outside their Unit except with the prior written consent of the Board of Directors, and further, when approved, subject to the rules and regulations adopted by the Board of Directors. No clothesline or similar device shall be allowed on any portion of the Condominium Property, nor shall clothes be hung anywhere on the Condominium Property except within a Unit. The lessor under the Long-Term Lease shall have the exclusive right to install and operate coin-operated laundry machines, including but not limited to washing machines, dryers, dry-cleaning machines and machines of an allied nature, and the exclusive right to offer services for off-premises dry-cleaning, laundry, pressing and tailoring and other allied services within the Kings Point complex during the term of and as provided in the Long-Term Lease. The Unit Owner may not screen in or enclose the exterior porch or patio which abut a Unit, where applicable, without the prior written consent of the Board of Directors of the Association.

5. No person shall use the Common Elements or any part thereof, or a Condominium Unit, or the Condominium property, or any part thereof, in any manner contrary to or not in accordance with such rules and regulations pertaining thereto, as from time to time promulgated by the Association. The rules and regulation pertaining to the recreation area(s) and facilities under the Long-Term Lease shall be determined by the Lessor.
6. Hurricane Shutters A Unit Owner shall be permitted to install hurricane shutters conforming to the specifications promulgated by the Board of Directors. A Unit Owner may close his or her hurricane shutters over window and door openings when a hurricane watch has been issued for the Palm Beach County or Broward County area and must fully open such hurricane shutters within forty-eight (48) hours after the hurricane watch has been lifted. Unit Owners are specifically prohibited from closing up hurricane shutters for extended periods of time while a hurricane watch is not in effect. If a Unit Owner violates this restriction by leaving shutters closed the Association may enter the unit open the shutters and assess the unit of the cost without any liability for trespass or otherwise.
7. The sidewalk, entrances, passages, if applicable, elevators, vestibules, stairways, corridors, halls, and all of the limited common elements and common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carriages, bicycles, wagons, shopping carts, benches, tables, or any other objects of a similar type and nature be stored therein. Children shall not play or loiter upon the common elements except in such area and under the rules and regulations as determined by the Association.
8. The personal property of all unit owners shall be stored within their condominium units or in assigned storage space.
9. Garbage cans, supplies, milk bottles, or other articles shall not be placed on the common elements and limited common elements of the condominium except as authorized by the Association, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors, porches, patios or entry ways, or exposed on any part of the limited common elements or common elements. If applicable, fire exits shall not be obstructed in any manner, and the limited common elements and common elements shall be kept free and clear of rubbish, debris, and other unsightly material. No clothesline or similar device shall be allowed on any portion of the condominium property nor shall clothes be hung anywhere within the condominium property except within a unit. Welcome or floor mats shall not be placed in front of doorways outside the Unit.
10. Unit Owners and occupants shall not allow anything whatsoever to fall from the windows, porches, patios, entry ways or doors, nor shall he sweep or throw any dirt or other substance from his unit or limited common elements onto the common elements or any portion of the condominium property.
11. Unit Owners and occupants shall not store or leave boats or trailers on the condominium property.

12. Refuse and bagged garbage shall be deposited only in the area provided therefor.
13. A Unit Owner or occupant shall not make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the Unit Owners. Unit Owners and occupants shall not play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in such manner as to disturb or annoy other occupants of the condominium. All party(s) shall lower the volume as to the foregoing as of 11:00 P.M. of each day.
14. Any antenna or aerial erected or installed on the exterior walls of a unit or on the limited common elements or common elements of the condominium, which includes the roof, without the consent of the Board of Directors, in writing, is liable to removal without notice and at the cost of the Unit Owner for whose benefit the installation was made.
15. Unit owners and occupants shall not exhibit, display, inscribe, paint or affix, any sign, advertisement, notice or other lettering in, on or upon any part of the condominium unit, limited common elements or condominium property by any unit owner or occupant without written permission of the Association.
16. Unit owners and occupants shall not attach or place any awning, canopy, shutter, or other projection to or upon the outside walls or doors or roof of a unit or building, without the written consent of the Board of Directors of the Association. Patios or porches may not be enclosed, which includes the screening of same, nor may anything be affixed to the walls within such patios or porches or entryway except with the prior written consent of the Association, and said consent may be given as to certain units and not given as to others. Entry ways may not be closed in any manner whatsoever.
17. Cooking shall not be permitted on any porch, patio or entryway nor on the limited common elements nor on the condominium property, except in such area, if any, designated by the Board of Directors of the Association.
18. Flammable, combustible, or explosive fluid, chemical or substance, shall not be kept in any unit or limited common element assigned thereto or storage areas, except such as are required for normal household use.
19. Food and beverage may not be consumed outside of a unit, except for such areas as are designated by the Board of Directors of the Association.
20. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required from time to time without consent of the condominium association and its members. These additional rules and regulations shall be as binding as all other rules and regulations previously adopted.
21. Balconies. Only designed for use on patios furniture and accessories shall be placed on patios and balconies. Patios and balconies shall not be used for storage of property. Carpet, tile, linoleum or other floor coverings are prohibited on patios and balconies unless the patio or

balcony is 100% enclosed air-conditioned living space. Unit Owners with patios or balconies not 100% enclosed air-conditioned living space may retain any existing floor covering but may not replace same, nor may any new installations occur. Clothes racks or clothes drying devices are prohibited on balconies and patios if visible from the common elements. Clothes, towels and other articles may not be hung to dry on balconies and patios. Patio screen must be gray, black, or white only. Existing patio screens may remain, but replacement screen must be gray, black, or white.

22. Vehicles and Parking. Motor homes, motorcycles, mopeds, gopeds, trailers and boat trailers are prohibited. The only vans that are allowed are vans which are used for personal non-commercial passenger use which have windows along the entire side and on rear of the vehicle and have seating for three or more - all other vans are prohibited. The only pickup trucks that are allowed are pickup trucks which are used for personal non-commercial passenger use which are less than 3/4 ton and which have the bed covered with an attractive fitted cover designed for the vehicle. Commercial vehicles are prohibited. Vehicles must be parked front in. The Board of Directors may adopt other and further rules with respect to vehicles and parking. Improperly parked or prohibited vehicles may be towed by the Association at the vehicle owner's expense.

The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. Unit Owners, their guests, tenants, and invitees shall not use other Unit Owners' assigned parking spaces. No unlicensed vehicle, uninsured vehicle or vehicle which cannot operate on its own power shall remain on the Condominium Premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on the condominium premises, unless of an emergency nature. Dilapidated vehicles shall not be permitted to remain on the Condominium premises. The decision of the Board of Directors as to what constitutes a dilapidated vehicle shall be conclusive and determinative.

23. Catwalk Lights. There is a light in front of each Unit doorway. The operation of the light is controlled from inside the abutting Unit by the Unit Owner. The Association may install, at its own cost, sensors on the lights so that the lights automatically turn on at night. All Unit Owners shall leave the switch for such light in an "on" position so that the light turns on via the sensor. Unit Owners shall not shut off the switch to the light or the circuit breaker channeling electricity to the light or shut off the electricity to the Unit.
24. Walkways are for the sole purpose of walking only. The use of the following on walkways is strictly forbidden: skateboards, roller blades, roller skates, gopeds, bicycles or tricycles. Wheelchairs or mobility carts are permitted if used carefully.
25. It is mandatory for the health, safety and welfare of all residents that each Unit Owner install, maintain, repair and keep in good working order (including, keeping charged batteries in place) at least one (1) smoke alarm or smoke detector in his or her Unit. Failure to comply with this provision shall constitute a violation of this Declaration.
26. Feeding of ducks, fowl or any two (2) legged or four (4) legged animals is strictly prohibited.

AFFIDAVIT OF RESIDENT

I/We hereby agree for myself and on behalf of all persons who may use the unit which I/We seek to purchase or lease at the Association referenced on page one, that I/We will comply with the By-Laws, Rules and Regulations or restrictions which are in affect now or which may, in the future, be imposed by the Board of Directors.

I/We have received a copy of all Rules and Regulations

Yes No

IN WITNESS WHEREOF, I/WE have executed the foregoing application on this

_____ day of _____, 20____.

WITNESS
RESIDENTS SIGNATURE

Print Name Buyer

Signature of Buyer

Rules & Regulations to be ordered by contacting Transfers@ManagedByAffinity.com