



Flanders D Association Inc.

The following applies to **ALL** applications submitted to Flanders D Screening Criteria for all FLANDERS D Candidates and situations as listed below:

Approval not 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.

Policy adopted August 26, 2020.