

Attention REALTORS:

If you're showing listings in the Pines of Delray (EAST), then please be aware that there is an abundance of incorrect information presented:

- *There is no unit paying less than \$623/month as the maintenance fee. All 684 units pay the same \$623/month, regardless of size
- *The Pines of Delray is not an HOA or part of a master HOA---its strictly a Condominium Owners Association (COA).
- *Except for 8 buildings (29-30, 108-109, 96-99), all other buildings are pre-1978 construction.
- *There is no unit that has more than one "assigned" parking space.
- *There is no library-----its a couple of bookcases in the game room.
- *There is no interior pest control included with your monthly maintenance fee.
- *There is no hot tub at either pool.
- *There is no security patrol.
- *There is no outside access storage closets in the 2-story buildings.
- *There are no glass-enclosed patios.....the windows are either acrylic, plexi-glass or polycarbonate.
- *There is no VA financing available.....and FHA financing is only on a spot approval basis.
- *There are no real estate tax bills that are "county only". The Pines of Delray is within the city limits of Delray and all real estate tax bills are city/county.
- *There is no business center in the clubhouse.
- *There is no formal dining room in any unit.
- *There is no canal location that has "NO fixed bridges".
- *There are no private roads within the Pines of Delray.
- *Nobody can pay a condo approval application fee that is less than \$150 per person.
- *There is no leasing allowed until a unit has been owned for 18 months. And then its one lease per 12 month period with a 4 month minimum. Also, no more than 20% of the units can be under a lease at any one time. If that should happen, then you would go on a waiting list in order to be able to lease out your unit.