

ANDALUCIA PUD HOA – REAL ESTATE PROFESSIONAL INFORMATION SHEET

Community Overview

Andalucia is a beautiful, gated community in Lake Worth, Florida, established in 2016. It features a mix of single-family homes and townhomes in a tranquil, well-maintained setting. The community is governed under Florida Statutes Chapter 720.

Key Contact Information

- **Property Management:** Blue Ocean Management Associates
Email: manager@blueoceancommunities.com
 - **Estoppel Requests & Accounting:** Victory Accounting
Phone: **561-739-7990**
Email: christy@victoryaccounting.com
 - **Access & Entry System:** Envera. Residents must complete Envera registration using the forms in the Welcome Package.
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New Resident Registration

All purchasers and tenants must complete a **New Resident Package** prior to moving in. For **leases**, a copy of the lease agreement must be submitted to the HOA for registration **before** occupancy. Please ensure these forms and documents are submitted promptly to avoid delays for your move-in.

Architectural Control Committee (ACC) Requests

ACC requests (modifications, improvements, or changes to the exterior of any property) will **not** be approved until **after** the purchase has closed and the new owner is officially registered in the community.

Post-Closing Requirements

A **copy of the recorded deed** must be emailed to:
manager@blueoceancommunities.com immediately after closing to update the HOA records.

Community Amenities

Residents of Andalucia enjoy a range of amenities, including:

- ✓ **Swimming Pool**
 - ✓ **Gated Security Access**
 - ✓ **Gym & Fitness Room**
 - ✓ **Landscaping Services**
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Utilities & Services

- **Electricity:** Homeowners must set up service directly with **Florida Power & Light (FPL)**.
 - **Internet & Cable:** Homeowners may choose their preferred provider.
 - **Water & Sewer:** Managed through local utilities (not part of HOA assessments).
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Governing Documents & Community Rules

- **Declaration of Covenants and Restrictions** – covers community rules and use restrictions.
 - **Bylaws & Articles of Incorporation** – outline governance, Board structure, and meeting procedures.
 - **Rules & Regulations** – clarify community standards and guidelines.
Copies of these documents should be provided by the **Seller** at closing, or requested as part of the estoppel certificate order.
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Welcome Package for Rentals and Purchases includes:

- Registration forms for Envera
- Community policies
- Contact information
- Other important resources for new residents.

Please download the Welcome Package or contact the Property Manager for assistance.

Additional Notes for Real Estate Professionals

- ✓ Verify that all fees, including estoppel fees and outstanding balances, are settled during closing.
 - ✓ Remind clients that **community rules and restrictions apply to all residents.**
 - ✓ Ensure clients understand **Envera registration** is required for gate access.
 - ✓ Encourage clients to review the **Declaration of Covenants** and all governing documents before purchasing or leasing.
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Questions?

Contact

Blue Ocean Management

561-288-0049

manager@blueoceancommunities.com