What Is a Declarant?

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## Find the declarant		
- [ ] Read the recorded declaration and note which entity is named as declarant.		
- [ ] Search it for reserved or special declarant rights	and for any date or sales percentage that ends them.	
## Compare the sales count with the statute		
- [ ] Texas condominiums (Property Code 82.103): one third of the board must be owner-elected by the 120th day after 50% of units are conveyed to owners other than the declarant.		
- [ ] Texas condominiums: declarant control ends no later than the 120th day after 75% of units are conveyed.		
- [ ] Florida condominiums (Statutes 718.301): owners elect a board majority at the first of several events	including three years after 50% of units are conveyed and three months after 90% are conveyed.	
- [ ] Florida homeowners associations (Statutes 720.307): members elect a board majority at the earlier of three months after 90% of parcels are conveyed or a listed event	such as the developer abandoning its duties.	
## Ask the board about turnover		
- [ ] Ask whether turnover has happened.		
- [ ] Request the turnover records.		
- [ ] Florida condominiums (Statutes 718.301(4)): check that the developer handed over the recorded declaration	the bylaws	the minute books and the audited financial records.
## Close the loop		
- [ ] Compare the declaration with the state statute	since the statute can set a shorter limit.	
- [ ] Ask a licensed attorney in the state how the declaration and the statute apply together.		