



**Legacy Park Community Association, Inc. HOA Disclosure**

**Contact Information for the Association**

Legacy Park Community Association, Inc.  
Lisa Neff, Community Manager  
4201 Legacy Park Circle  
Kennesaw, GA 30144  
770-919-2556  
[Propertymanager@legacypark.org](mailto:Propertymanager@legacypark.org)  
[www.legacypark.org](http://www.legacypark.org)

**Annual Association Assessments**

- The 2024 Legacy Park annual (01/01–12/31) assessment of \$785 is due by January 31. A late fee of 10% is applied in February, and interest is applied monthly.
- The association fees cover the common area expenses and do not cover any utilities, maintenance, etc., to privately owned homes. See attached list of amenities.

**Covenant, Fees, and Assessments**

- All homes within Legacy Park Community Association, Inc. are subject to a Declaration of Covenants, Conditions, and Restrictions (“CCRs”).
- Mandatory Membership Community Association.
- There is an initiation fee equal to the annual assessment (\$785) for new owners.
- Open violations will be included in the Closing Letter.
- There are no special assessments due in the Association.
- The Association is not involved in any litigation regarding alleged construction defects.
- Only one “Home for Sale” or related signage is allowed on each individual property. Directional signage is prohibited, except the approved Legacy Park “Open House” signs. Home sellers/agents are permitted to check out “Open House” signs for a deposit of \$40.00 per sign.

**Leasing**

- Pursuant to Section 12.4.f. of the CCRs, units may be leased for residential purposes.
- Please refer to the Leasing & Occupancy Regulations for Legacy Park adopted on January 17, 2008, amended May 23, 2023, for specific requirements.
- There is no rental cap.

**Fees & How to request a Closing Letter**

Closing letters and lender questionnaires may be requested through the Association via email to [closings@legacypark.org](mailto:closings@legacypark.org). Fees to be collected at the closing include:

- \$785.00 – Initiation Fee
- \$200.00 – Closing Letter Fee

*January 1, 2024*



# LEGACY PARK

## Neighborhoods and Amenities

### Neighborhoods

Annandale  
Bellingrath  
Carillon  
Gramercy  
Highcroft  
Kentmere  
Lullwater  
Madison  
Olmsted  
Palisades  
Revere  
Winterthur  
Northgate @ Legacy Park

### Amenities

Miles of Bike Paths  
117-Acre Town Park  
Baseball Field  
Woodlands Bandstand  
Children's Play Areas  
4 Swimming Pools & Splash Pad  
10 Tennis Courts & Pavilion  
4 Pickleball Courts  
Cultural Amphitheater  
Community Clubhouse  
Indoor & Outdoor Fitness Center  
18 Hole Disc Golf Course

### Amenities Cont'd

Picnic Grove  
Sand Volleyball Court  
Basketball Court  
12 Playgrounds  
Lighted Paths  
Adult Sports  
Youth Sports  
30+ Annual Events