



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
www.legacypark.org

Annual Association Assessments

- The 2025 Legacy Park annual (01/01–12/31) assessment of \$863 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 November 19, 2024, 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. Fees to be collected at the closing include:

- \$863.00 – Initiation Fee
- \$400.00 – Closing Letter Fee

January 1, 2025



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