LEGACY PARK

Legacy Park Community Association, Inc. HOA Disclosure

Contact Information for the Association

Legacy Park Community Association, Inc.
Candace Cole, Community Manager
4201 Legacy Park Circle
Kennesaw, GA 30144
770-919-2556
Propertymanager@legacypark.org
www.legacypark.org

Annual Association Assessments

- The 2027 Legacy Park annual (01/01–12/31) assessment of $987 is due on January 1. A late fee of 10% is applied on February 1, 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 ($987) 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.
- Signs of any kind are not permitted on individual properties or anywhere on Legacy Park property. This includes, but is not limited to, "Home for Sale," "Open House," real estate, and directional signage.

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:

- $987.00 – Initiation Fee
- $400.00 – Closing Letter Fee

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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