

ACTION COMMUNITY MANAGEMENT

Kensington Place Homeowners' Association

Fact Sheet

1) Who do I contact if I have questions about the HOA?

Answer: **Action Community Management
770-443-2391 Jeff Hope.**

2) What are the annual dues?

Answer: **The annual dues are \$175.00 due January 31st**

3) Is there an initiation fee?

Answer: **Yes, there is an initiation fee for new home construction. The fee is \$125.00 and is due at closing for new construction homes.**

4) Are there any amenities?

Answer: **No, there are no amenities in the community, however Sun Valley Beach is located just across the street and Six Flags is located just 15 minutes away.**

5) Do I need to get approval before doing any exterior modification?

Answer: **Yes, all exterior modifications do require prior approval by the Architecture Review Committee (ARC) and waiver request forms are in the covenant packet back side**

6) What is my annual dues paying for then?

Answer: **The upkeep of the common area of land (Front Entrance water, electricity, lawn care, signs, lights) that is not maintained by an individual owner. It is used to pay for management, and insurance costs for the KPHOA neighborhood.**