



# WELCOME TO LAKE FOREST LEGACY

## New Resident Information – Quick Summary

Welcome to **Lake Forest Legacy**, a community of 61 condominium homes (Sections 1–3) managed by **Kentucky Realty Corporation**. Legacy Villas (formerly Section 4) is a separate community with its own HOA and management.

### Important First Steps

- Visit the community website: **LFLegacy.com** for governing documents, newsletters, meeting minutes, forms, FAQs, architectural requirements, and community updates.
- Register for **TownSq**, the community communication and work-order platform used for:
  - Architectural requests
  - Maintenance requests
  - Incident reports
  - Suggestions and general communication
- Register for **Reach Alert** to receive important community notifications by text, email, or phone.
- Join the private **Lake Forest Legacy Nextdoor group** to stay connected with neighbors and community information.

### How to Contact the Community

- General HOA questions and concerns should be emailed to the Board.
- Maintenance emergencies should be reported immediately to Kentucky Realty Corporation's 24-hour line.
- Residents may attend Board meetings and request to be placed on the agenda in advance.

### Architectural Changes

- **Board approval is required before any exterior modification** is started.
- Submit requests through TownSq with drawings, photos, dimensions, contractor information, and any required permits.
- Homeowners are responsible for damages caused during construction and must follow community color and design standards.

### HOA vs. Homeowner Responsibilities

#### HOA Responsibilities Include:

- Roofs, exterior walls, gutters, roads, streetlights
- Common area landscaping and mowing
- Snow removal
- Water and sewer service to exterior shut-off/cleanout points
- Trash collection and master insurance coverage for HOA-maintained components

### **Homeowner Responsibilities Include:**

- All interior components
- Windows, doors, garage doors
- HVAC, appliances, plumbing, electrical systems
- Mailboxes, patios, decks, walkways
- Landscaping within designated limited common areas
- Exterior improvements previously approved by the Board

### **Important Community Rules**

- Renting/leasing is generally prohibited except for limited exceptions.
- Speed limit is **17 MPH**.
- Pets must be leashed and owners must clean up pet waste.
- Visitor parking is for guests only; residents should use their garages and driveways.
- Homeowners must maintain approved insurance coverage and comply with all architectural and landscaping requirements.

### **Lake Forest Community Association Benefits**

Your annual Lake Forest fee helps provide:

- Street lighting
- Security patrols
- Snow removal on community streets
- Garbage collection
- Walking trails and fishing lakes
- Playgrounds
- Community events and use of the Lodge
- Seasonal entrance landscaping and holiday decorations

### **Helpful Reminder**

Before making any exterior change—even landscaping, fencing, plantings, decorations, or hardscaping—check the website and obtain approval if required. Doing so helps avoid delays, fines, or the need to restore the property to its original condition.

This summary is intended as a quick reference. New residents should review the full governing documents, Master Deed, Rules & Regulations, and website resources for complete details.