



Lake Forest Legacy

New Resident Quick Start Guide

A one-page overview of the most important information every homeowner should know.



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.



WEBSITE PASSWORD

The community website is password protected. Passwords are updated each **January and July**. Contact the Board if you need the current password.



HOW TO CONTACT THE COMMUNITY



General HOA questions and concerns should be emailed to the board's email address **board@lfllegacy.com**



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.



AFTER-HOURS MAINTENANCE EMERGENCIES:

Contact Kentucky Realty Corporation's 24-hour emergency line immediately.
(502) 473-0003



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



BEFORE YOU MAKE ANY EXTERIOR CHANGES

Before installing landscaping, fencing, plantings, decorations, lighting, patios, retaining walls, or any other exterior improvement, review the Architectural Requirements on the LF Legacy website and obtain Board approval when required. This 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.