

To all new homeowners,

Congratulations on your purchase of your property in our community and your membership to our Homeowners' Association. On behalf of the Kennilwood Owners' Association Executive Board, we would like to welcome you to your new home and we look forward to meeting you around our neighborhood.

You should have received copies of the Association's governing documents at the closing of your property. If you have not already done so, please take the time to review these documents, as they contain valuable information that homeowners should be familiar with. Some important documents include our Bylaws, C&R, Extraordinary Road Use Charge, Pool Rules, and Construction Guidelines. If you do not have these documents you may obtain copies from us.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Indeed, property improvement and renovation is greatly encouraged and supported by the Board, but please be aware that Association homeowners are required to comply with the Association Covenants & Restrictions, Bylaws and Amendments that require the submission of plans and a filing of forms with our Executive Board *prior* to starting projects that involve interior and exterior modifications as well as any outdoor work including the installation of curbs and driveways. Please note that this approval is separate from the permits required by the Village of Kings Point – it is specific to Kennilworth. Please contact us immediately if you are doing any construction. A completed application form, along with a set of plans should be given to the Board as soon as possible to facilitate the process. We would like to reiterate that it is the responsibility of all residents to check with the Board to make sure that they are in compliance with all community regulations to avoid fines and penalties associated with non-compliance.

Additionally, as a member of the Kennilwood Owners' Association, you are responsible for payment of all dues and assessments pertaining to your property. You will receive periodic billings from the Association for the amounts that are owed, which include annual HOA dues at the beginning of the year and possible special assessments which may be charged at any time. Your prompt payment of those bills will ensure you remain a member in good standing and will contribute to the proper functioning of our Association.

The operations of KOA are conducted by an executive board of directors comprised of elected members of our community who volunteer their time for the benefit of all our residents, and oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. We appreciate your support and cooperation to help our neighborhood function smoothly. The Board makes every effort to keep members and residents up to date regarding Kennilworth news and happenings. Communication is important to our HOA - please look out for our letters and emails and feel free to contact us with any concerns either via email at kennilwood@hotmail.com or at 516-482-2393. Also, we encourage you to attend the annual meeting for all Kennilworth shareholders which usually takes place in May or June, where you can get community updates, meet your neighbors and bring up any concerns.

Again, welcome to our Kennilworth community!! We wish you continued happiness and look forward to seeing you around the neighborhood.