

## **KENSINGTON VILLAGE DISCLOSURE SUMMARY**

- 1.) All property owners in Kensington Village pay annual dues.
- 2.) All townhome owners in Kensington Village pay monthly dues in addition to the annual dues. The townhome owners also pay the first year's dwelling insurance premium at closing.
- 3.) All buyers of property in Kensington Village pay an administrative fee to the Homeowner's association at closing.
- 4.) Kensington Village is surrounded by a 30' buffer yard which is required by local zoning ordinance. The Town of Kernersville must approve any modification to the slope or the removal of tree vegetation within the buffer. No structures, driveways, parking, pools, tennis courts or similar active recreation uses are permitted within the buffer. Please refer to the UDO Section 3-5 for more information or contact the Planning office for the Town of Kernersville.
- 5.) The Kensington Village homeowner's association is the owner of the storm water control structure within Kensington Village and is responsible for its operation and maintenance. See Operation and Maintenance agreement provided with the Homeowners Association documentation.
- 6.) After the initial construction is completed any additions and modifications to the properties within Kensington Village must be approved by the homeowners association.
- 7.) The land developer has provided limited marketing information and Homeowner's association documents through an internet web site at [www.hubbardrealty.com](http://www.hubbardrealty.com). Select the Residential Development Information tab for a list of communities, then select the phase/section in Kensington Village. It is further suggested that you view the plat selection and identify your lot to ensure you have selected the right development and phase/section.
- 8.) All buyers of Village homes and Townhomes in Kensington Village shall install only the type of mailbox that has been pre-approved for the community. The approved mailbox design, price, and the company to contact for purchase and installation is attached.

# **Kensington** **Village**

## **Mailbox Order Information**

**Style: Cambridge with Number Plate**



**Cost: \$298.39 each**

*(Price includes materials, tax & installation)*

**Please call to order your mailbox:**

**StreetScapes & WindowWorks**

**(336) 946-2164 ~ Office**

**(336) 462-6093 ~ Mobile**