



LEGACY GROVE

A DEVELOPMENT OF LEGACY HOME GROUP

The Legacy Grove Home Owners Association Questions and Answers

April 2008

Question: Given that part of the back will be a different subdivision will Legacy Grove still have a lake?

Answer: The development plans for the lakes have not changed. The current plan which includes detailed engineering is to build larger homes around the front lake. The developers do not have detailed plans for the back lake since it is years away. The type of homes built around the lake may change based upon market conditions.

March 2008

Question: Your letter states that actual purchases of furniture for the pool and clubhouse will need to be approved by the homeowners since they may require a small loan? Please explain this more (e.g. Who will obtain the loan and is the payback coming from the HOA account or will each homeowner incur additional expenses?

Answer: NEW ANSWER The developers have bought chairs and tables for clubhouse. The builders have bought furniture for the pool.

Question: As more residents move in, will the fees remained the same?

Answer: We tried to keep the fees as low as possible based upon the fact that we will have more residents. The \$240 per year is probably low based upon the small number of homeowners at the moment. As the subdivision grows I believe the \$240 a year will fully cover all of the expenses, pay off any minor initial expenses, and allow for a reserve to be built for maintenance. Once the subdivision reaches it full size the HOA fee might could be reduced (but I can't promise).

Question: I would like a copy of the restrictions.

Answer: Click on the following link to download: [Restrictions in PDF format](#)

Question: I have heard that the subdivision might be over 500 homes and I think the pool is to small for that many homes.

Answer: Based upon the current economic conditions the developers have decided to develop a different subdivision on some of the property that could have been included in the Legacy Grove subdivision. Those homes will not be part Legacy Grove HOA and will not be allowed to use the Legacy Grove Amenities. Therefore, the developers believe that the pool will be adequately sized. Note: Some home owners thought the pool would be 20X40 but the pool is actually 30X60.

Question: How many Tennis courts will be built in 2009?

Answer: The developers will build two courts and it will be to the west of the parking lot.