

## **WELCOME TO THE NEIGHBORHOOD!**

On behalf of the Kensington Owners Association, we welcome you to our community. Over the coming months we look forward to meeting you, whether it be walking down the street, at the pool, at a Board meeting, or at a community activity.

We are happy you have decided to make Kensington your home, and we are sure you will love this neighborhood as much as we do.

Our website is <https://www.kensingtonoa.net/> and we encourage everyone to visit it as soon as possible to ensure that your profile is up-to-date, all of your e-mail information is filled in and you become familiar with the information contained within. It is filled with valuable information on our association, such as Amenities, Board Meetings, Committees, Activities, as well as our Covenants, Restrictions and any Forms which need prior approval should you desire to modify, update or enhance the exterior of your home, landscape or driveway. Please be aware that some of the items on the website are accessible to the public but to gain access to the entire website, you will need to register and login.

You should have received a printed copy of the Covenants and Restrictions at closing, as per Florida Statute 720. If you did not, please be aware that Kensington is a Covenant Restricted community. A covenant-restricted community, also known as a deed-restricted community, is a real estate community governed by legally binding rules called restrictive covenants. These rules, also known as covenants, conditions, and restrictions (CC&Rs), can limit what homeowners can do with their property, and may also include maintenance requirements. All our governing documents can be found on the website under the Document tab "Governing Documents" page.

Our Tennis/Pickle Ball and Pool/Amenity Center require a key fob to enter. The Pool hours are dawn to dusk, and your key fob will not work after hours. There is no lifeguard on duty at the pool. If your key fob doesn't work during the day, call First Coast Association Management, LLC our Property Management Company at 904-998-5365 Monday thru Friday between 9am-5pm or email our Community Manager; Cynthia Quillen at [cynthia@firstcoastam.com](mailto:cynthia@firstcoastam.com).

Our waste pick-up days are Monday for recycling and yard debris (different times during the day) and Wednesday for regular trash. Recycling will only pick up what is inside the blue recycling bin and will not pick up anything on top or beside it. Excessive yard debris should be placed in a neat pile on the side of the road and ideally should be bundled with rope. Large limbs should be cut down to a manageable size. This may or may not be picked up with the yard waste as sometimes a special truck is needed, but don't worry, they will eventually come and remove it; no need to call them. However, residents can contact the provider for scheduled services such as appliance pickup. Our provider is FCC Environmental Services Florida, LLC. To schedule a special pick up (such as appliances or very large furniture), contact St. Johns County Solid Waste Division at 904-827-6980. If your home does not have a blue recycling bin or you need an extra, the County will provide you with one free of charge. Contact St. Johns County Solid Waste Division at 904-827-6980. You will have to pick up the recycling bin yourself though. It is the homeowner's responsibility to provide their own trash can.

The Board of Directors meets once per month; usually on the last (or fourth) Thursday of the month but may be rescheduled due to weather, holidays or board member availability . All residents are welcome to attend these meetings. The meetings are typically held at the Amenity Center (by the Pool). The Property Management Company will e-mail the agenda to residents prior to each meeting. There is an Open Forum at the end of each meeting where residents are encouraged to ask questions, raise concerns or bring forth any information they wish.

The Modifications Committee meets once a month, on the first Tuesday of the month at 6:00pm at the Amenity Center. As a reference, per the covenants, conditions, and restrictions (CC&Rs) and ARC Guidelines, the following modifications require Modifications Committee approval **prior** to any work being performed with each having their own separate application (Additions including Sunrooms; Driveways; Exterior House Colors which include walls, trim, garage door and shutters; Exterior Ornamentation including Patriotic displays and Flag Poles; Front Entrance Doors; Generators, Wells and Other Equipment; Gutters and Downspouts; Landscaping changes and Tree removal; “Like for Like” Exterior Replacements; Play Equipment and Structures; Pool, Spa, Screened Enclosures, Gazebos, Pergolas, etc.; Roof Shingles; Solar Panels and Satellite Dishes; Walls and Fences). To ensure a quick turnaround of your Architectural Review Application, please submit completed applications (along with all required documentation) by the second Tuesday of the prior month for consideration at the next monthly meeting. This allows time for your application to be processed and the committee to perform a site visit if needed. Please visit the “Modification (MC) Applications” page on the Documents tab on the Kensington website for all Architectural Review Applications. All Modifications Committee documents can be found on the “Modification (MC) Documents” page on the Documents tab on the Kensington website.

Be aware that Holidays and other obligations can shift the normal pattern of meeting dates, but they will always be posted at least 48 hours prior on the two community bulletin boards. One board is on Abbott’s Way as you come in from the main entrance and the other is in front of the Amenity Center. Social Events are also posted on these bulletin boards.

You should receive at least two to four e-mails per month from the Property Management Company announcing monthly meetings or social events. If you are not receiving these e-mails, please contact the Property Manager listed below so that you begin receiving these important e-mails.

Again, Welcome..... We are all glad you are here!!!

**Property Manager**  
**First Coast Association Management,**  
**LLC**  
Cynthia Quillen; Community Manager  
[cynthia@firstcoastam.com](mailto:cynthia@firstcoastam.com)  
(904) 717-9231

**Board of Directors**  
[BOD@kensingtonoa.net](mailto:BOD@kensingtonoa.net)  
Dan Callan, President  
Debbie Alexandris, Vice President  
Ken Bartell, Treasurer  
Michele Campbell; Secretary  
Carole Kolesar, Director

**Modifications Committee**  
[MC@kensingtonoa.net](mailto:MC@kensingtonoa.net)  
Terese Douglass  
Tammy Willis  
Ron Cook  
Denise Worden  
Bev Gunter