

Kensington Estates News

Volume 4

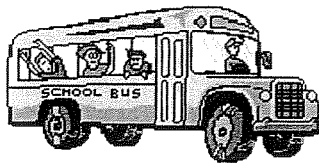
Number 1

Sept. 2006



Please remember to check our website to stay on top of what is happening in Kensington Estates. The site has been updated and is www.kensington-estates.com.

Kensington Estates would like to welcome all of our new homeowners. We are glad that you are our neighbors! Please inform one of the board members listed below with your current information.

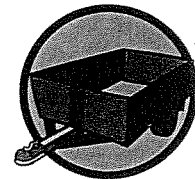


Kensington Estates would like to remind everyone to **SLOW DOWN!!!** Especially now that our children are back in school. Please pay close attention to the children and the school busses in our neighborhood.

Please remember that section 4.4 General Covenants, Obligations, and Restrictions, as found in our subdivision's published restrictions reads as follows:

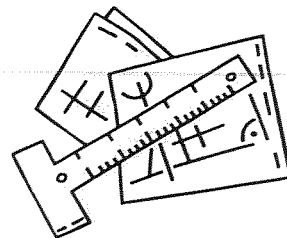
"4.4 The keeping of a mobile home or trailer, either with or without wheels, on any parcel of property covered by these covenants is prohibited. A motorboat, recreational vehicle (RV) or other similar water borne vehicle or recreational vehicle may be maintained, stored or kept on any parcel of property covered by these covenants only if kept completely from view of the street, and only if housed completely within a structure which has been approved by the Council or only if the location on the lot has been approved by the Council in advance."

We all need to try to keep Kensington Estates attractive to the public, and we need everyone to help in the effort.

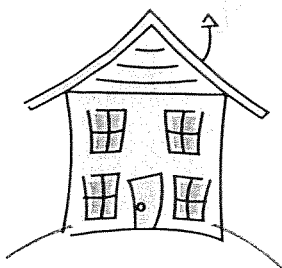


The Kensington Estates Board is putting the final touches on the new KEHOA directory. Many residents have already submitted their information. If you have not, please submit your information by the end of September so we can get the directories out. Please send your information to Melissa Grissom at grissomm@yahoo.com.

IMPORTANT!!! If you are planning on ANY work of addition, reconstruction or even landscaping, **YOU MUST SUBMIT A WRITTEN REQUEST** with a drawing to a board member of the ACC for approval **BEFORE YOU BEGIN** the project. If you are ever in doubt about a project, please contact an ACC board member. The board members are:
Mark Lopresto (1st filing) 756-8809, Leslie Doyle (2nd filing) 753-6811, or Thad Rispone (3rd Filing) 751-8397.



Hopefully you know that we have been in negotiations with Alvarez Construction Co. about their plans for developing the land North of Perkins directly across from us. We have been successful in getting the Alvarezes to change their plans with improvements. From an initial plan of 270 small houses on 50 ft. lots, the plan now has nothing less than 60 ft. lots, and many as large as 75 feet. They have allowed us to have a representative on their Architectural Committee, which will decide how the limited retail and office space will look. We also agreed on the sort of stores that will not be included in the retail space. The Alvarezes have agreed to have Jude Bursavich, the resident of Kensington Estates who wrote our deed restrictions, help to write the restrictions for the development. They want them to complement ours.



In summary, the Alvarezes have been very accommodating to our concerns. Because they have agreed to, and in some instances surpassed, our requests, we (the current KEHOA board and members of past boards) have voted to endorse the plan as it will be submitted to the Planning Commission. Steve Deist, President of the KEHOA, will speak on behalf of our neighborhood and express our endorsement of the plan. The updated plans for the development and a more detailed outline of the changes made for us should be on our web site soon.

Your Kensington Estates Homeowner's Association Board for 2006-2007 is :

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