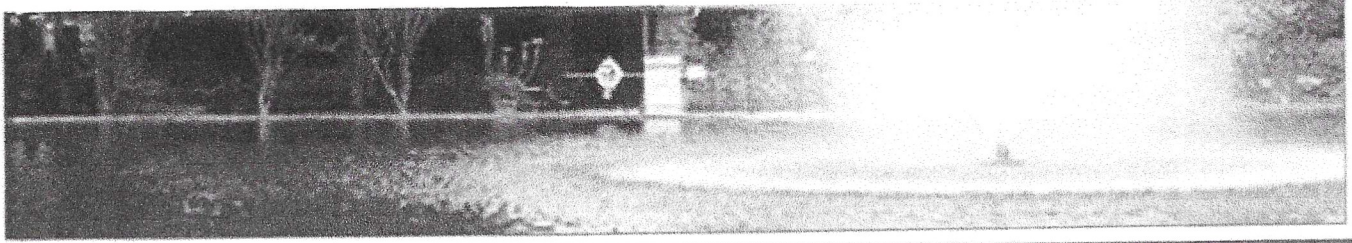


Amenities at Kingwood Village Estates include:

- Guest Suites (4) - two in each building
- Clubhouse
- Swimming Pool
- Exercise Room
- Libraries
- Activity/Social Rooms
- Patios and Balconies
- Building Pest Control
- Some Pets Allowed
- Cable TV
- Security
- Monitored Central Fire Alarm
- Trash Removal from your Front Door Two Days a Week
- Electric Gate at Front Entrance
- Building Exterior Doors Accessed by Individual Private Security Codes
- Custodial Personnel Who may be Personally Hired for Small Tasks



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Maintenance Fee

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Your monthly maintenance fee pays for the following:

- Kings Crossing Community Association fee
- Kings Crossing Trail Association fee
- Security gates
- Fire alarm system and Monitoring
- Clubhouse and pool maintenance
- Grounds maintenance
- Common area maintenance - lobbies, hallways, exterior surfaces of buildings, roofs, carports, garages, driveways, green spaces
- Common area HVAC maintenance
- Insurance coverage - property, liability, workers' comp
- Flood Insurance - Common area
- HOA management company fees - Prestige Association Management Group
- Pest control
- Trash removal by a waste management company
- Water and sewer charges
- Elevator maintenance
- Basic cable
- Salaries for custodial personnel and manager
- Reserve for roofs, HVAC systems, elevators, swimming pool components, driveways, interior and exterior common area maintenance, common area furnishings, carpet, paint, lighting, etc.

FEES DO NOT INCLUDE ANY MAINTENANCE ISSUES WITHIN THE INDIVIDUAL CONDO UNITS.

Move-in and move-out Policy

Effective April 1, 2015

1. All Move-in and Move-out activities will be scheduled with the KVE Manager prior to the scheduled activity.
2. A front door monitor will be provided by the responsible person scheduling the Move-in or Move-out.
3. Move-in and Move-outs will be scheduled Monday-Friday from 8am -5pm.
4. No move-in or Move-outs are allowed on Sunday.
5. Move-in or Move-outs may be scheduled for Saturday, after payment of a Move-in and Move-out fee of \$250 to cover Association costs in providing management monitoring.
6. Any facility damages resulting from a Move-in or Move-out will be billed at cost to the owner of record of the Condo unit involved.