**Avant Garde Homeowners Association**

***The Circle You Want to be In***

INFORMATION SHEET

Office Information:

Business Hours: 7:00 a.m. to 3:00 p.m. Monday - Friday

Telephones: Office 504-469-5959 Fax 504-464-4093

Address: 250 Avant Garde Circle Kenner, LA 70065

Email: [condos.avantgarde@gmail.com](mailto:condos.avantgarde@gmail.com)

Monthly dues:

Effective January 1, 2022 monthly Association dues increased to $332.00 per month**.** Dues are to be paid on the first (1st) of each month and considered late if received after 1:00 p.m. on the fifteenth (15th) day of the month. A $25.00 late fee will automatically be assessed to the unit account. Only a check or money order (made out to AGHOA) is acceptable - NO CASH. Accrued interest, at a rate of 1.0%, will automatically be added, should there be any delinquency in excess of 60 days. Water service will also be terminated to the unit, until such time that all delinquent fees are paid in full.

Expenses covered by dues include water, pest control, landscaping, pools/hot tub/waterfalls service, summer security detail, dumpster service, maintenance and upkeep of common/amenity areas and exterior building (roof, siding and brick), employee salaries/benefits, taxes, SBA loan, office expenses, legal, accounting, banking, audits and exterior building insurance for this community of 249 units.

AGHOA Rules and Regulations, By-laws and Amendments may be viewed and/or copied from the website.

All Residents (owner/tenant) are required to:

1. have an Act of Sale document on file in AGHOA office showing ownership, and if applicable, a power of attorney document for someone to conduct AGHOA business for you.
2. have a current (within the past 12 months) and complete “Resident Information Sheet” in the AGHOA Office.
3. register all vehicles through the AGHOA Office in order to obtain the required parking permit(s) from the Association Office, to park within the complex property.
4. submit a current rental lease, if applicable, to the AGHOA Office.
5. register all pets through the AGHOA Office.
6. pick up amenity area arm bands from AGHOA Office.

Homeowners should pass on to their tenants, or in case of a sale - the new owner, the mailbox and amenity area (entrance gates to pools, hot tub, tennis court, main office, restrooms, etc.) keys. Homeowners may purchase these keys through the Association Office for a fee (1 - Amenity Area Key for $22.00 and/or 2 - Mailbox Keys for $15.00).

Homeowners are responsible for the landscaping of their unit’s personal gardens(s) located at the front and/or rear of their unit.

Homeowners are required to receive Board approval for any work outside of their unit, including exterior building walls, since it is considered common elements.

Pet weight limit is 35 lbs. at mature weight.