KINGSTON SOUTH · ESTERO, FLORIDA

Welcome Home!

Congratulations on your new Lennar home. Here's everything you need for your first weeks at Kingston South.

Your First Week

Home keys	After closing, come to the **Kingston South Sales Center** (20126 Kingston Southern Pkwy) and we'll hand you the keys to your new home!
Gate access	Kingston South is gated. After closing, contact the HOA management company, **Signature One**, to set up gate access and get your entry device: 📞 **(941) 258-3442** · ✉️ **MToscano@thesignatureone.com** (Mick Toscano)
Mailbox	Kingston South uses **cluster mailboxes** in the community's common areas. Ask Signature One or your New Home Consultant about your mailbox number and key.
Trash & recycling	Pickup day is **Friday**. You must purchase your own Trash. Recycling bin can be delivered per request 239-533-8000

Set Up Your Utilities

Set these up in your name so service starts on your closing day.

Electric	LCEC (Lee County Electric Cooperative) · **lcec.net**
Water & sewer	Lee County Utilities · **leegov.com/utilities/start**
Natural gas	TECO Peoples Gas · **peoplesgas.com**
Internet, TV & phone	Not included in the HOA. Set up with Comcast Xfinity · **xfinity.com**

File for Your Homestead Exemption

If this is your primary home, file for the Florida **homestead exemption** with the Lee County Property Appraiser. It can lower your property taxes and caps future increases on your home's assessed value.

- Apply at **leepa.org** by **March 1** of the year after you own and live in the home.
- Have ready: your Florida driver's license, vehicle registration and voter registration with your new Kingston address.

Your Lennar Warranty

- Your home comes with Lennar's **1-2-10 Limited Warranty** (details are in your purchase documents). Submit
- warranty requests through your **Lennar Account** online at MyLennar.com. If you can't access it, email **LennarCares@lennar.com**.
- Include the item and the date you first noticed it. Lennar responds within 30 days and completes approved repairs within 60 days.
- Appliances, A/C and similar items are covered by their manufacturers' warranties, so register them after you move in.

Living at Kingston South

- **Exterior changes need approval first.** Before adding a fence, pool, screen enclosure, pavers, landscaping or painting, submit an Architectural Review (ARC) application to the HOA and wait for approval.
- **Irrigation water is reclaimed (non-potable).** Don't drink it or use it for pools. It may cause iron (orange) staining on sidewalks, driveways and walls.
- Your HOA dues and fees are listed in your purchase contract and HOA documents.

Move-In Checklist

- ☐ Set up electric, water, gas & internet
- ☐ Contact the HOA for gate access
- ☐ Get your mailbox key
- ☐ Change your address with USPS
- ☐ Update your Florida driver's license & vehicle registration
- ☐ Update your voter registration
- ☐ Confirm homeowners (and flood) insurance
- ☐ File for homestead exemption by March 1

Questions? Your New Home Consultant is happy to help.
Kingston South Welcome Center · 20126 Kingston Southern Pkwy, Estero, FL 33928

Information provided for convenience and subject to change. Your purchase agreement, HOA documents and Lennar warranty documents govern. Lennar does not provide tax advice.