

Welcome to Leisure Village West.

The Association office has been notified that you are interested in purchasing a unit in Leisure Village West. Based on this information, the Association would like to bring to your attention conditions provided in the Master Deed concerning the purchase of a condominium.

Leisure Village West is a condominium association and you may wish to familiarize yourself with the governing documents and rules and regulations of our Association at [www.lvwa.net](http://www.lvwa.net).

Please be advised that Leisure Village West is an age restricted community and in compliance with the Department of HUD's regulations, restricts the age of residents to 55 years or over. Proof of age is required.

If this particular unit has had any alterations, improvements, changes or upgrades by the previous owner/s, the Association will not be responsible for repairs or maintenance on these modifications. Any changes to the unit remain the responsibility of the current or future owners. If these changes or alterations are unauthorized, you may be required to restore them to the accepted specification of LVWA.

The LVW community is now experiencing parking space issues. Parking is limited to one automobile in the garage and one on the driveway. There is no parking overnight on the street. Oversized vehicles and commercial vehicles are not permitted. Seventy-two hour parking is available at the Encore overflow parking lot for visitors and guests. Two house pets may be kept and maintained in a unit.

Included with this letter is a Compliance Certificate which should be completed and signed by the buyer and returned to the Association office with Proof of Age, including proof of age of all occupants of the unit.

On March 9, 2016 the Board of Trustees adopted a Transfer Fee policy, instituting a \$1,700 fee upon the purchase of a unit in Leisure Village West.

On April 3, 2013, the Board of Trustees adopted a Policy Concerning the Rental of Units, which requires the buyer to live in the unit for 2-years before it can be rented.

Hotwire Communications is presently the cable company for LVW. If you wish for additional channels you will need to contact them directly. If you wish to install a satellite dish, this may be done with a Permit from the LVW Association office.

An orientation meeting may be scheduled at the Association office, or if you have any questions, you may call Samantha at 732-657-9595.

Sincerely,

Leisure Village West Association

02/09/17

LEISURE VILLAGE WEST ASSOCIATION

COMPLIANCE CERTIFICATE

**Buyer/TENANT: Please read and initial each item:**

I have received a copy of the MASTER DEED AND DECLARATION of RESTRICTIVE AND PROTECTIVE COVENANTS, BYLAWS, RULES AND REGULATIONS and CERTIFICATE OF INCORPORATION and RESIDENT HANDBOOK, and specifically noted;

- 1. PARAGRAPH 36. That in order to preserve the character of the Condominium as a retirement community recreational area, anything to the contrary herein notwithstanding, occupancy of all units shall be restricted as follows, portions of said restrictions being imposed by the Zoning Ordinance of the Township of Manchester:
  - (a) To any person of the age of 55 years or over;
  - (b) A husband or wife, regardless of age, residing with his or her spouse, provided the spouse of such person is of the age of 55 years or over;
  - (c) The child or children residing with a permissible occupant, provided the child or children has attained the age of 19 years;
  - (d) The individual or individuals, regardless of age, residing with and providing physical or economic support to a permissible occupant.
- 2. I certify that one occupant will be 55 years of age or older and in compliance with Paragraph 36. **(Proof is required)**
- 3. PARAGRAPH 41. Ownership of units shall be limited to two, including the one occupied by the owner.
- 4. Before any additions, alterations or modifications are performed on, in or around the unit, I will obtain a permit from the Association office.
- 5. I am in receipt of the preceding material, understand its restrictions and agree to abide by the Master Deed, Bylaws and any other Rules and Regulations which the Association may pass in the future. It is understood that at all times I am able to view any documents regarding these matters for further information.
- 6. Any architectural violations will be the responsibility of the owner to have corrected.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
TENANT

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

02/09/17