

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

Welcome to Leisure Village West,

The Association Office has been notified that you are planning to buy 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.

As you are aware, Leisure Village West is a condominium association and you may wish to familiarize yourself with the rules and regulations of our association.

Please be advised that Leisure Village West is an age restricted community and in compliance with the Department of HUD's regulations, restricting the age of residents to 55 years or over. A child residing with a permissible occupant must be age 19 years or older.

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.

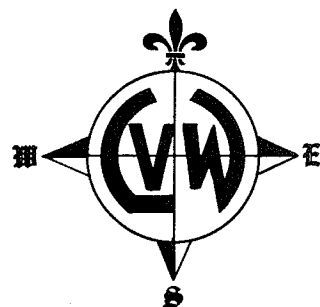
Included with this letter are a sample Compliance Certification and a sample Architectural Checklist. These forms will be filled out and returned to the Association Office to assure condominium order.

Also, on February 16, 1994, the Board of Trustees adopted an Administration Transfer Fee policy, which became effective May 1, 1994, instituting a \$750.00 fee upon the purchase of a unit in Leisure Village West.

If you have any questions, please feel free to call the Association Office at 732-657-9595.

Sincerely,

Leisure Village West Association



959 BUCKINGHAM DRIVE, MANCHESTER, NEW JERSEY 08759