

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 at 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, restricting the age of residents to 55 years or over. Proof of Age is required. 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.

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 parking lot for visitors and guests. Generally recognized house pets in a manageable size may be kept 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. Also, proof of age of the occupants of the unit.

Also, on June 4, 2008 the Board of Trustees adopted an Administration Transfer Fee policy, instituting a \$1000 fee upon the purchase of a unit in Leisure Village West.

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

Sincerely,

Leisure Village West Association

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Closings/Buyer-shell.doc

09/21/11