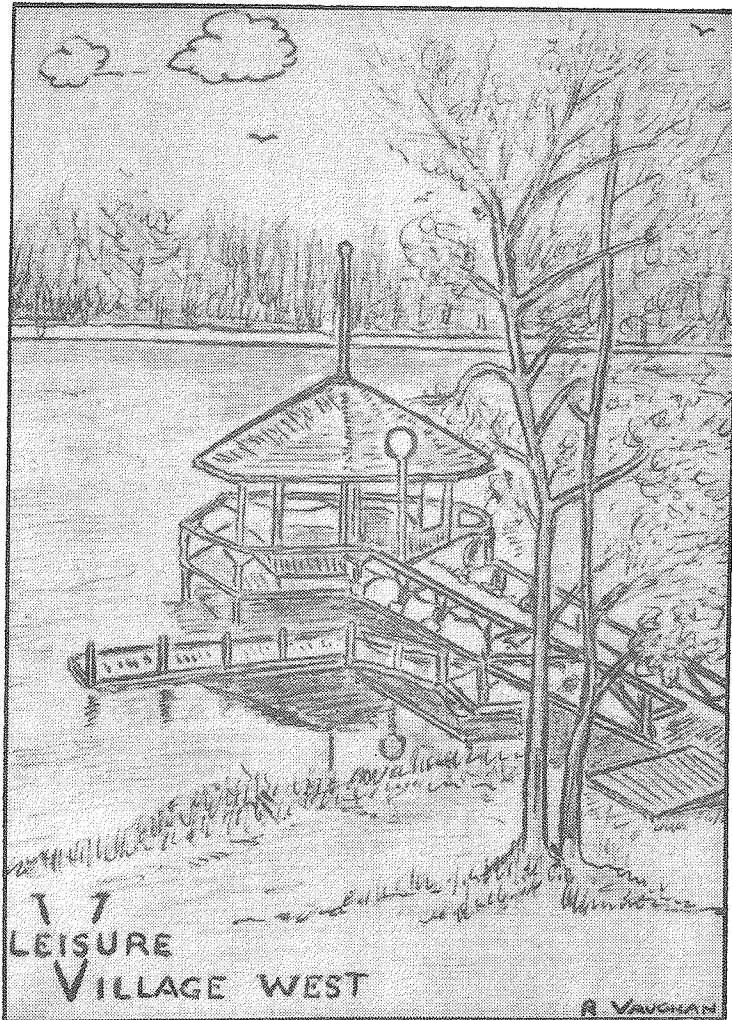


RESIDENT'S HANDBOOK



2006

Leisure Village® West Association

Dear Resident:

This Handbook contains a quick reference to the Rules and Regulations and services, and other pertinent information governing the day-by-day operation of Leisure Village West. It is to be used in conjunction with, and as a supplement to, the governing documents. This Handbook has been reviewed for accuracy. However, rules do change so please read the LW News and the monthly Bulletin for any possible changes.

The Leisure Village West Association, of which you are now a member, is the authority with respect to policy and operation of the Village as established by the following governing documents.

1. Certificate of Incorporation
2. Master Deeds
3. Declaration of Restrictive and Protective Covenants
4. By-Laws Rules and Regulations

All operating, maintenance and financial functions of the Village are under the direction of the Board of Trustees. Rules and recommendations for Village activities are prepared by resident committees and authorized by the Trustees. A professional staff under the direction of the Community Manager is employed by the Association to implement the policies set by the Trustees.

The Board of Trustees requests your cooperation in abiding by the rules and regulations set forth in these pages.

Very truly yours,

BOARD OF TRUSTEES

Revised: April 10, 2006

03/16/07

RESIDENT'S HANDBOOK

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The Village consists of:

- ◇ 825 acres enclosed by a fence
- ◇ 2692 residential units
- ◇ 4000+ residents (approximately)
- ◇ 350 acres of lawn
- ◇ One stocked, six acre, fresh water lake with a dock, gazebo -
- ◇ Row boats available for residents' use
- ◇ Three fresh water ponds
- ◇ Natural Preserve Area, including the Union branch of the Toms River
- ◇ Three Recreation Centers - Willow Hall, Club Encore and Leisure Fair with:
 - 2 auditoriums, Nautilus Room, pool tables, ping-pong tables
- ◇ Heated Swimming Pool at Willow Hall
- ◇ Swimming Pool at Club Encore, including a jacuzzi
- ◇ Two 9-hole par three pitch and putt golf courses
- ◇ One practice putting Green
- ◇ 14 Shuffleboard Courts with covered seating and lights for evening play
- ◇ Two Tennis Courts with lights for evening play
- ◇ Six Bocce Courts with lights for evening play
- ◇ Horseshoe Courts at Willow & Encore
- ◇ Volleyball Court at Willow
- ◇ One Greenhouse
- ◇ One RV, Trailer and Boats on trailers parking area limited to 30 RV spaces, 5 Boats
- ◇ Association Office
- ◇ Equipment and Storage maintenance buildings
- ◇ Law office-O'Malley, Surman & Michelini
- ◇ Bank-Pinnacle Federal Credit Union
- ◇ Realty office-Walsh Realty Group
- ◇ Doctor's office-Dr. Ashok Sinha
- ◇ Walkways and roadways (lighted from sunset to dawn)
- ◇ Picnic areas at Willow Hall and Club Encore
- ◇ Closed TV Channel for disseminating Village news
- ◇ Bus service for shopping, on a scheduled basis
- ◇ Master Antenna System
- ◇ Leisure West News
- ◇ Monthly Bulletin
- ◇ Controlled access by a professional security guard service.

IMPORTANT PHONE NUMBERS AND OFFICE HOURS

EMERGENCY - For First Aid, Police or Fire:

Dial Police. 911
Police non-emergency 732-657-2009
THEN DIAL Gatehouse 657-4334 giving name, address and state the emergency-
PUT OUTSIDE LIGHTS ON IN THE EVENING

GATEHOUSE #1 - Route 70 - open 24 hours
Emergency and security ONLY. 732-657-4334
GATEHOUSE #3 - route 37 - open 7:00 AM-5:00 PM.. 732-657-1658
After 5:00 PM residents only
24 hours-emergency vehicles have access to all gates

Residents will be called for visitors unless a Visitor Authorized Access Form is filled out by resident, or
Resident precalls to 732-657-4335

ASSOCIATION OFFICE - Mon.-Fri 8:00 AM-4:00 PM 732-657-9595
ASSOCIATION SERVICE OFFICE (maintenance requests) 732-657-8878
ASSOCIATION EMERGENCY SERVICE -SEE PAGE 15 FOR PROCEDURE
732-657-8878

RECREATION BUILDINGS - Open Daily 9:00AM - 10:00PM
Courtesy phones available

RECREATION OFFICES -
Willow Hall - 9:00 AM - 5:00 PM. 732-657-9109
Club Encore -9:00 AM-12:00 1:00 PM-5:00 PM. 732-657-7789

GREENHOUSE - October - April Mon.-Wed-Fri - 9:30AM - 11:30AM

VISTON
Willow Hall Office - Mon.-Wed-Fri 9AM -11:00 AM 732-657-1818
Helping Hands 732-657-2842

HOSPITALS

Community Medical Center, Toms River 732-557-8000
Kimball Medical Center, Lakewood 732-363-1900
*Brick Hospital, Brick 732-840-2200
*Manchester First Aid does not provide Ambulance Service to this hospital.

OTHER

JCP&L electric 1-800-662-3115
New Jersey Natural Gas Co. - Service 1-800-221-0051
New Jersey Gas Co. -Gas Leaks 1-800-392-6865
Manchester Township Offices 732- 657-8121
Manchester MUA (water and sewer) 732-657-8121

Library:

Ocean County Headquarters, Toms River 732-349-6200
Ocean County, Manchester, Colonial Drive 732-657-7600
Post Office Mobile Unit in LVW on Thursdays 3:00 - 3:30PM - Leisure Fair Parking lot
Manchester/Lakehurst Post Office 1 Brown Avenue 732-657-8562
Cable TV Service 732-657-8331
Pinnacle Federal Credit Union 732-657-0492
Walsh Realty 732-323-0880
O'Malley, Surman & Michellini (Law office) 732-657-6499
Dr. Ashok Sinha 732-657-2422

IMPORTANT INFORMATION

For the benefit of residents, it is imperative to NOTIFY the Association Office of:

Changes in next of kin

Changes in phone numbers and automobile license plate numbers

Changes in number of permanent occupants in your dwelling (maximum 3), including age.

LOCKED OUT of your house?.. Please plan ahead. Lockout service is not provided by the Association; contact a locksmith.

NJ MOTOR VEHICLE OFFICES

1. NJ INSPECTION STATION

Route #70
Lakewood, NJ

2. TOMS RIVER OFFICE

1873 Hooper Avenue
Church Road and Hooper Ave.
Toms River, NJ

3. LAKEWOOD OFFICE

Route 70 & Airport Road
Lakewood, NJ

WATER AND SEWER PAYMENT

Payments to Manchester Township Utilities
Department, 1 Colonial Drive, Manchester, New
Jersey 08759

ADDITIONAL INFORMATION

AIR CONDITIONER

Will not operate properly when temperature is below 70 degrees. Filters need to be cleaned in ceiling (Greenery models) or in front of unit (original models) once a month during cooling season. Replace filter yearly. Do not shut off circuit breaker in winter months. THIS PROTECTS THE UNIT FROM FREEZING.

Power Plus

A Power Plus device on any appliance may delay service. This is a cut-out switch installed and maintained by JCP&L. This reduces energy consumption by turning off appliance. The Association does not recommend using the Power Plus device.

APPLIANCE WARRANTIES

Serviced by manufacturers for first 12 months and by Association thereafter. Appliances must be GE or Association approved for service.

DISHWASHER

Use Automatic dishwasher detergent only. Water in well on bottom of unit at rear is supposed to be there to operate efficiently.

