

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.leisurevillagewest.com.

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.

On March 1, 2019 the Board of Trustees adopted a Transfer Fee policy, instituting a \$1,850.00 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) two years before it can be rented.

Verizon FIOS is presently the cable company for LVW. If you wish for additional channels you will need to contact them directly at 1-800-501-1172.

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

Sincerely,

Leisure Village West Association