

**LEISURE VILLAGE WEST ASSOCIATION**  
**MANCHESTER, NEW JERSEY 08759**



**SPECIFICATION NO. 1\_5**  
**GREENERY MODELS**

**PERMIT REQUIRED**

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Trustee Approved

Date: JULY 18, 2007

**II. SPECIFICATION FOR PATIOS - GREENERY MODELS**

Greenery Models: Wheaton, Stratford, Blair, St. Tropez, Hastings, Oxford

**A Diagram for a patio must be submitted before an application is issued.**

**MATERIAL**

Patio slab must be one of the following: poured concrete, patio blocks, pavers, or bricks, and must be set in a base of sand. Poured concrete is **prohibited** over any utility lines.

**COLOR**

Natural or uncolored poured concrete. Only grey and earth-tones are acceptable colors for patio blocks, pavers, or bricks.

**DIMENSION & INSTALLATION**

All Greenery models are permitted to modify the patio and Oxford can now install a patio. Maximum square footage is limited to 120 square feet, no exceptions. The expansion or replacement area must be flush with existing patio and confined within the designated patio enclosure (FOOTNOTE 2). Patio must have direct surface run-off away from walkway and unit foundation. There shall be only one patio site per unit. A diagram must be submitted for all patio alterations.

**For the Oxford model only** -- As a prerequisite for installing a patio, Unit Owner must pre-schedule and pre-pay for fencing from LVA Association and have it installed by LVW Association after the patio installation. All fencing shall remain property of and maintained by LVW Association. LVW shall determine the size and placement of the patio area and instruct unit owners of the defining boundaries. Costs must be provided for each installation due to variable placement and configuration demands. Fence color will be determined by LVW Association prior to installation.

Patio alteration where digging is involved requires a call to New Jersey One Call. Whether you are planning to do it yourself or hire a contractor, one call to 811 (or 1-800-272-1000) gets your underground utility lines, which includes gas lines, marked for FREE.

The unit owner shall notify the Architectural Inspector (name and phone number shown on the face of PERMIT) when work has been completed.

**PLANTING**

Reference Spec. No. 1\_1 for approved plantings.

**STORAGE**

Patios shall not be used for storage of household or garden implements.

**INSTALLER**

Patio installation must be made by a qualified contractor who is registered with the Division of Consumer Affairs or qualified resident. Such contractor must furnish the Leisure Village West Association office with a **current certificate of insurance before unit owner can apply for a permit, and before any work can begin.**

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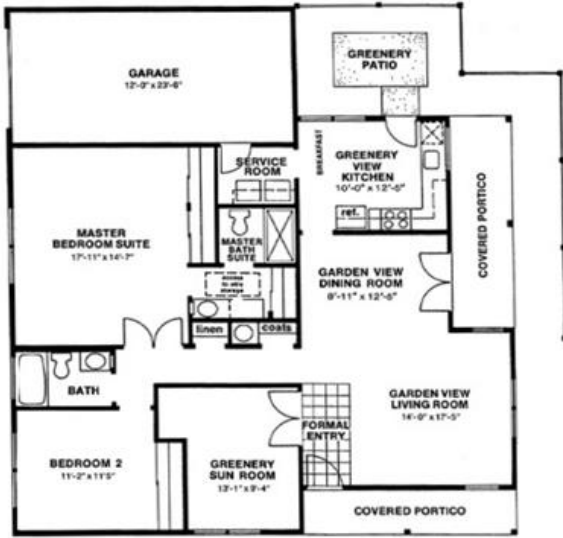
**TERMS & CONDITIONS**

A copy of the TERMS & CONDITIONS, as attached to the resident's permit, applies to all of the above.

**FOOTNOTE 2**

Greenery Models -- Floor plans are approximate

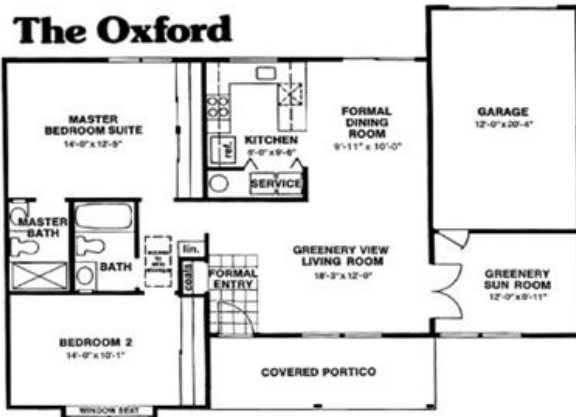
**The Blair**



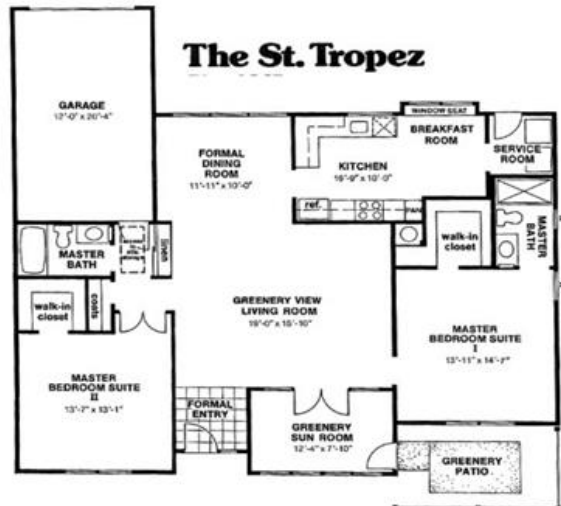
**The Hastings**



**The Oxford**

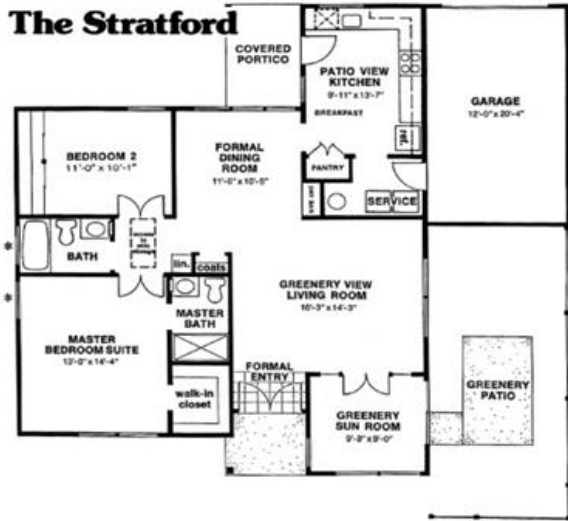


**The St. Tropez**



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Amended: August 17, 2010  
Amended: November 3, 2021  
Amended: July 6, 2022

# **Leisure Village West Association**

**AT MANCHESTER, NEW JERSEY  
959 BUCKINGHAM DRIVE, LAKEHURST NJ 08733**

## **TERMS & CONDITIONS**

**PERTAINING TO APPLICATION FOR PERMIT TO INSTALL IMPROVEMENTS**

**PERMISSION TO INSTALL IMPROVEMENTS SHALL BE LIMITED TO THE ITEMS SPECIFICALLY SET FORTH AND IS GRANTED UPON THE FOLLOWING CONDITIONS, VIOLATIONS OF WHICH SHALL BE GROUNDS FOR RESCINDING OR REVOKING THE PERMISSION GRANTED.**

- 1: The specified improvements shall be located as shown on the plan or diagram or specification attached as an essential element of the permit.
- 2: Any work performed in a resident's unit or on the common area, including foundation planting beds outside the unit, be subject to all State laws, Municipal ordinances and Association regulations.
3. If any work, installation or improvement, whether approved or unapproved, causes any damage to any Unit, the General Common Elements, or Limited Common Elements, the Unit Owner(s) associated with the work/improvement shall be solely responsible for the same. By installation of any improvement, whether approved or unapproved, the Unit Owner(s) agree, for themselves and for their successors and assigns, to indemnify, defend and, hold the Association harmless with respect to any claim, damage or any injury to any person or thing related to the improvement and/or the installation, modification, maintenance, use or removal of the improvement.
- 4: By the execution and acceptance of this permit and its terms and conditions the resident understands that the installation, when completed, and then forming a part of the Common area, will not be insured by the Leisure Village West Association against, any loss or for any Indemnification.
- 5: The resident owner acknowledges that the responsibility to repair and maintain said improvement rests solely with the resident and does not and will not be the responsibility of the Leisure Village West Association.
- 6: All work will be subject to inspection by Leisure Village West Association.<sup>1</sup> The resident together with the contractor or workman will be responsible for any deviations from the approved permit and will be required to make any necessary corrections at the resident's expense.
- 7: Work improvements cannot be performed without approved permits from Leisure Village West Association and proper permits if required for Building, Electrical,

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Plumbing, etc. From Manchester Township Bureau of Inspections or County and be in compliance with all State laws and municipal ordinances.

- 8: For the protection of the resident and the Leisure Village West Association, it is recommended that services be performed by an approved contractor, with proper insurance coverage.

RESIDENT - Please keep this for your records

<sup>1</sup> The inspection is for the sole purpose of verifying the Owner's compliance with the plans, diagram and/or specifications and is not intended to warrant the quality, correctness or compliance with contracts or codes of any work performed. The Association accepts no liability should the installation be improperly installed or if the installation causes damage to the unit, another unit or the common elements.