

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

LIABILITY INSURANCE FOR CONTRACTORS

WHEREAS, the Board of Trustees of Leisure Village West pursuant to Article V, Section 12 of the Bylaws is empowered to exercise all lawful powers and duties necessary for the operation, maintenance, cleaning, sanitation, upkeep and protection of the buildings in each condominium and their general and limited common elements, and

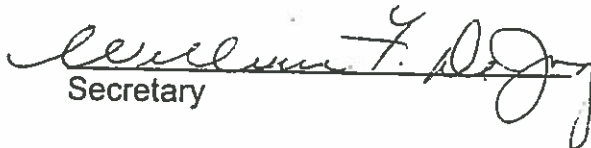
WHEREAS, Article IV, Section 2, of the aforementioned Bylaws states that each member shall be obligated to reimburse the Association for any expense incurred by it in repairing part or parts of the common elements damaged solely by his negligence or by the negligence of his tenants, agents, guests, etc.,

NOW THEREFORE, be it resolved on Wednesday, November 6, 2002, at a duly called meeting of the Board of Trustees, a policy was adopted:

Any contractor hired by unit owners to perform work in conjunction with an Association issued permit must provide proof of liability insurance and workers compensation to the Association before any work is started.

For work for which no Association permit is required, unit owners are recommended to contact the Association office to determine whether a prospective contractor is on record as possessing appropriate and current liability insurance, workers compensation and licenses.

Unit owners bear full responsibility to assure conformance with Association rules and securing proper Township and/or Association permits, and may be held responsible for damages or injuries caused by hired personnel or guests acting on their behalf.


Secretary

Voted and accepted: November 6, 2002

