

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

POLICY CONCERNING ROOF SYSTEMS VENTILATION

WHEREAS, the Association, under the direction and authority of the Board of Trustees, is, pursuant to provisions of the Master Deeds and Bylaws, obligated to maintain the general limited common elements of each condominium; and

WHEREAS, the roof systems, including attic (roof) fans are defined as general common elements of the condominium; and

WHEREAS, investigation has demonstrated that, in conjunction with the ongoing re-roofing project, the installation of ridge vents presents the most advantageous methodology currently available to promote and enhance the useful life of the roofs; and

WHEREAS, investigation has also demonstrated that the presence and maintenance of attic fans is inimical to attainment of maximum roof longevity and that the fans may be a source of water intrusion into the roof systems and the units, that attic fans diminish the efficacy of ridge vents when dual installations are present; and

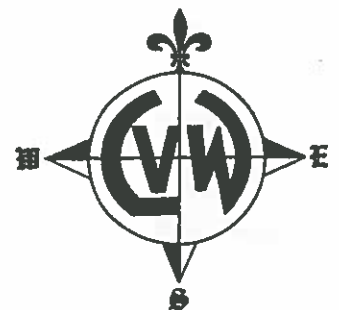
WHEREAS, the Board of Trustees recognizes that some units are presently equipped with attic fans and that some unit owners desire to perpetuate the utilization of attic fans notwithstanding the above findings concerning their negative impact; and

WHEREAS, some units have had fans removed from the units during the re-roofing program, without the unit owner's express or implied permission; and

WHEREAS, it is the desire of the Board to exercise its duties with due regard to the interest and rights of the unit owners.

IT IS NOW, THEREFORE, this 6th day of September, 1995, RESOLVED by the Board of Trustees that the roof systems ventilation policy of the Association shall be as follows:

1. In any condominium building in which ridge vents have been installed, no permit shall be granted for the installation of attic fans. However, if the unit previously had an attic fan, which was removed over the express objection or without full knowledge of a unit owner during the course of re-roofing and the installation of ridge vents, a fan may be installed, at Association cost, but in all other respects subject to this policy.



2. In all other condominium buildings, attic fans may be installed, by permit and in accordance with Association specifications, only upon the execution of a waiver incorporating the unit owner's assumption of liability for all repairs and for all damages, direct, indirect or consequential, arising from or attributable to the presence, installation and maintenance of the attic fan.

3. In those units where a fan is presently installed, they will be removed and not replaced during the re-roofing program unless the unit owner subscribes to and acknowledges that the obligation and responsibility to repair and maintain the fan is solely that of the unit owner and the unit owner accepts the liability described in Article 2 above.

4. All attic fan work performed by or at the initiation of the unit owner or the owner's agents or contractors must comply in all respects with Association specifications for attic fans. Any correction shall be at the sole risk and expense of the unit owner.

5. The specifications are set forth in Exhibit 1 attached.


Secretary

Approved: September 6, 1995

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