

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.¹ 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, 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

¹ 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.