

**SPECIFICATION TO INSTALL BACK DOOR AWNINGS
AND/OR ANY SUBSEQUENT REPAIRS OR REPLACEMENT**

GENERAL

Awnings are fixed (NOT retractable) and can ONLY be installed over the **back door of a unit**. If the back door is a double slider or a door with sides, the awning may be installed over the entire double door. Note that no gas, propane, or charcoal grill shall be used under the back door awning.

The awning must be maintained regularly and replaced or removed when damaged or aged beyond its life cycle.

MATERIALS and COLOR

Awning must be fixed white aluminum with white metal. See sample below:



INSTALLATION

Back door mounted installations ONLY. A diagram with the location must be submitted when applying for the permit. The back door awning must be installed by an insured contractor per the manufacturer's awning installation instructions.

The resident shall notify the Architectural Division Inspector (name and phone number shown on face of permit) when the installation is completed.

INSTALLER

Since improper choice of product or improper installation can result in structural damage to a unit and neighboring units, the Association requires all back door awnings to be installed by professional contractors. Back door awning installation must be made by a contractor who is registered with the Division of Consumer Affairs. The Contractor shall furnish the Leisure Village West Association Office with a current certificate of insurance before the resident can apply for a permit and before any work can begin.

TERMS & CONDITIONS

The resident shall notify the Architectural Committee Volunteer (name and phone number shown on face of permit) when the installation is completed.

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

RESPONSIBILITY FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OF THIS IMPROVEMENT IS THAT OF THE UNIT OWNER, OR SUBSEQUENT OWNER, AND NOT THE LEISURE VILLAGE WEST ASSOCIATION

THE UNIT OWNER IS RESPONSIBLE FOR THE REPAIR OF DAMAGE TO THE ROOF OR OUTSIDE STRUCTURAL COMPONENTS SUCH AS FASCIA BOARDS AND GUTTERS OF THE UNIT OR ANY NEIGHBORING UNIT RESULTING FROM WIND-DRIVEN UNCONTROLLED MOVEMENT OF AN AWNING ATTACHED TO THE UNIT.

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 must be located as shown on the plan or diagram or specification attached as an essential element of the permit.
2. Any work performed in an owner's unit or on the common area, including foundation planting beds outside the unit, is 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 owner 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 owner acknowledges that the responsibility to repair and maintain said improvement rests solely with the owner 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. The owner 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 owner's expense.
7. 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.
8. 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.
9. For the protection of the owner and the Leisure Village West Association, the services must be performed by a licensed contractor with proper insurance coverage, unless otherwise indicated with the Specification.

OWNER - Please keep this for your records

(T&C) Board Approved: March 6, 2024