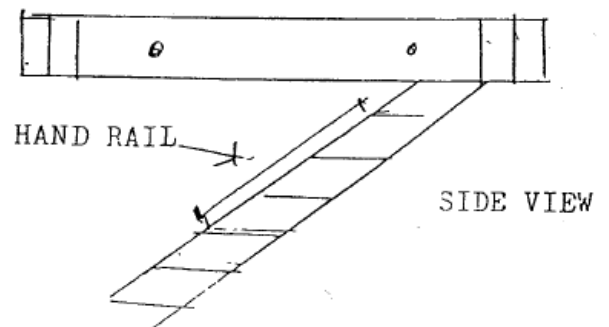
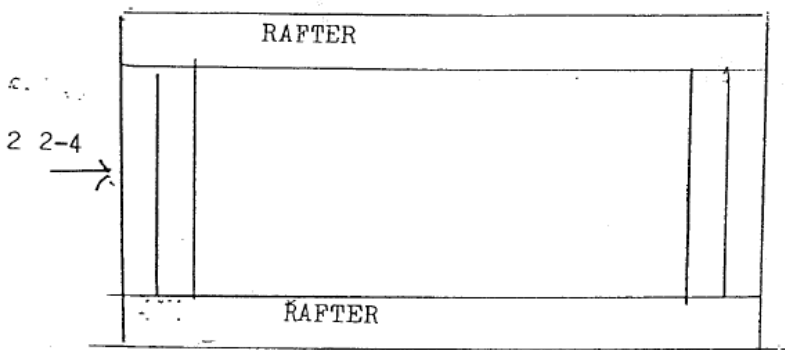


**INSTALLATION OF FOLDING ATTIC STAIRS**

NOTE: Due To Initial Attic Construction by the Developer, No Attic Stairs Are to Be Installed in Condos 1 thru 22

1. Stairs must be able to support a minimum weight of 250 pounds.
2. Stairs are to be installed so when fully extended the angle of rise matches the pitch of the unit's roof.
3. Stairs are to be installed between two rafters in the attic floor (garage ceiling).
4. Adequate head-room in the attic must be available.
5. Two (2) 2 x 4's are required at each end of the ceiling opening.
6. Handrails are required on stairs.
7. Safety cables must be placed through both springs.
8. Floor (landing) in attic should be at least 4 x 10 feet by 1/2 inch thick. Maximum weight capacity 12 pounds per square foot.
9. A hatch cover long enough to cover the ceiling opening shall be attached to the underside of the folder stairs.
10. "Clam shell" trim or equivalent shall be used around the opening.



THE RESPONSIBILITY FOR MAINTENANCE OR REPAIR OF THIS IMPROVEMENT IS THAT OF THE OWNER OR SUBSEQUENT OWNER AND NOT THAT OF LEISURE VILLAGE WEST ASSOCIATION. THE ASSOCIATION RESERVES THE RIGHT TO INSPECT THE COMPLETED INSTALLATION.

LEISURE VILLAGE WEST ASSOCIATION  
MANCHESTER, NEW JERSEY

## 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