

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY



SPECIFICATION NO. 1_1A

LVW Permit Required
Board Approved: July 6, 2022
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SPECIFICATION TO INSTALL A WALKWAY IN THE FIVE-FOOT AREA FOR THE GREENERY
MODELS

Wheaton, Stratford, Blair, St Tropez, Hastings, Oxford (not applicable)

A Diagram for the Walkway must be submitted when applying for a Permit

- A. The walkway must be within the five-foot area at the front of these models.
- B. The walkway shall go from the front door to any patio located in the front of the unit.
- C. The walkway must be no closer than 30 inches from the foundation and no wider than 30 inches. Plantings must comply with Specification 1_1.
- D. The walkway should be constructed of pavers. It must be set on a base of sand. Poured concrete is prohibited Only grey or earth tones are acceptable for pavers
- E. The walkway must have direct surface run off.
- F. No elevation changes.
- G. No raised edgings or railings are permitted.
- H. The following are prohibited from being placed on the walkway; outdoor furniture, BBQ grills and storage units.

A Leisure Village Permit and diagram is required BEFORE work starts on the walkway.

Walkway installation must be done by a qualified contractor or a qualified resident. The contractor must submit to LVW a current certificate of insurance.

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.

Approved: July 6, 2022

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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