

LEISURE VILLAGE WEST ASSOCIATION  
MANCHESTER, NEW JERSEY



**SPECIFICATION NO. 1\_2**

LVW Permit Required  
Board Approved: August 1, 2001

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**SPECIFICATIONS FOR FLAG POLE AND INSTALLATION FOR THE COMMON AND FIVE-FOOT AREAS**

After location has been selected for any flag pole the area shall be checked and marked out by the appropriate utilities and LVW Maintenance so as not to interfere with lawn sprinkler or lawn maintenance or utility service. Any installation requiring relocation of a sprinkler head is at the EXPENSE of the applicant and must be approved by the Leisure Village West Association.

The Flag Pole shall not be more than 20 feet from the grade level to the top of the pole.

The Flag Pole shall be of a maintenance free material (aluminum, fiberglass, etc.)

The Flag Pole shall be a single pole design, yardarms are not permitted.

**Correct Installation of a Flag Pole:**

1. A hole shall be dug 2 feet square and 4-foot-deep as much of the soil in the development is sandy soil.
2. Place pea rock or gravel in the bottom of the hole and level to a depth of approximately 4 to 6 inches which will facilitate drainage.
3. Place PVC ground sleeve in the center of the hole not to exceed the depth of the hole and fill with gravel not to exceed one foot in depth.
4. Pour concrete into hole leaving 4 inches below ground level to enable maintenance of surrounding lawn.

In accordance with Federal Law a light must be placed so as to illuminate the flag from dusk to dawn. No underground wiring is permitted.

The Flag should not be displayed on day when weather is inclement, except when all weather flag is displayed. Flag must be kept in good condition.

No Flag should be placed above the U.S. Flag.

The responsibility for maintenance or replacement of this improvement is that of the owner or subsequent owner and not the Leisure Village West Association.

Approved: August 1, 2001  
Amended: August 17, 2010  
Amended: November 4, 2020

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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