

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY



SPECIFICATION NO. 6_9
LVW Permit Required
Board Approved: December 4, 2024
Page 1 of 1

SPECIFICATION FOR A/C CONDENSING UNITS and HEAT PUMP SCREENS

GENERAL

A Leisure Village West Association permit is required for this installation. The Contractor must furnish the Association with a certificate of insurance before a permit is issued or work cannot begin. The LVW Association reserves the right to inspect the completed installation.

SPECIFICATIONS

- Must have a white vinyl screen with spaces for ventilation at least 12 inches away from the a/c unit or heat pump – solid panels are NOT allowed
- Maybe one section in front of the unit or two to three for full or partial unit enclosure
- All screen sections must be able to be removed to work on the unit
- All screen sections must be spiked into the ground as applicable and not attached to the unit.
- Screen sections cannot be more than four (4) feet high
- See photos of screen sections that are acceptable



It is requested that the unit owner or subsequent owner notify the Architectural Committee Volunteer (name and phone number shown on the face of the PERMIT) when screen installation has been completed.

It is understood that the unit owner or subsequent owner is responsible for this improvement's maintenance, repair, replacement, or removal, and Leisure Village West Association is NOT responsible for it.

NOTE: The resident must remove the screen panels before Leisure Village West can service the A/C or heat pump units. Leisure Village West is NOT responsible for reinstalling the screen panels.

TERMS & CONDITIONS

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

Board Approved: December 4, 2024

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

TERMS & CONDITIONS

PERTAINING TO THE APPLICATION FOR A 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, diagram, or specification attached as an essential element of the permit.
2. Any work performed in an owner's unit or 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 the 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 executing and accepting 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. Leisure Village West Association will inspect all work. The owner and the contractor or workman are 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, diagrams, 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 the Leisure Village West Association and proper permits, if required, for Building, Electrical, Plumbing, etc., from the Manchester Township Bureau of Inspections or the County. They must also comply with all State laws and municipal ordinances.
9. Unless otherwise indicated in the Specification, the services must be performed by a licensed contractor with proper insurance coverage for the protection of the owner and the Leisure Village West Association.

OWNER - Please keep this for your records

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