

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, JULY 2, 2025 at 1:00 PM WILLOW HALL

Board Meetings are essential to running an Association, so keeping them as efficient and productive as possible is vital! The rules of Public Comment and Participation in the open portion of the Board meeting are as follows: Residents will be allowed a three-minute comment or question related to the topic on the agenda when it is being discussed or presented by the Board of Trustees. Everyone is expected to remain civil and use respectful language, avoiding personal attacks. There will be a maximum of two appearances at the podium.

- PLEDGE OF ALLEGIANCE
- CALL TO ORDER
- ROLL CALL

REORGANIZATION OF TRUSTEES (Vice President position)

APPEARANCES: Michael Polulak and Kevin DelRocini from McGovern Legal Services, LLC

ITEMS TO BE VOTED ON:

1. Motion to waive the reading of the minutes.
2. Motion to approve the June 4, 2025, minutes.
3. Motion to contract with Comcast Business to provide business services for the Association office, the Maintenance office, the common buildings, and the gate houses for the period of the bulk contract.
4. Motion to approve the revisions to the Policy for "Open Houses."
5. Motion to approve the revisions to Policy "Religious Events and Displays."
6. Motion to contract with Universal Fitness for the annual maintenance of the gym equipment for a cost of \$1,706.00. The funds to meet this expense will be provided by account #8430 - Repair and Maintenance/Recreation Equipment.
7. Motion to contract with Benjamin Franklin Plumbing to install a new sewage grinder pump for Willow Pool Bathrooms and make all the necessary repairs to get the Willow Pool Bathrooms functioning properly for \$5,861.18. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. The unaudited balance for this account as of 5/31/25 is \$645,633.24.

PRESENTATION OF REPORTS:

I. COMMITTEE REPORTS

- Architectural Committee (Barbara Owens)
- Community Services Committee (Anne Niebergall)
- Finance Committee (Patricia Hansen)
- Administration Committee (Mary Rose McCarthy)
- Election Committee (Mary Lou Doner)

II. RECREATION REPORT (Mary Lighthipe)

III. COMMUNITY MANAGER'S REPORT (Jackie Ascione)

IV. BOARD OF TRUSTEES REPORT (Ivan Gilbert)

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, JULY 2, 2025 at 1:00 PM WILLOW HALL

UNFINISHED BUSINESS

NEW BUSINESS

1. Policy regarding Seasonal and Holiday Decorations

The next open Board meeting will be held on Wednesday, August 6, 2025, at 7:00 p.m. in the auditorium of Willow Hall.

- **ADJOURN OPEN MEETING**

RESIDENT COMMENTS/QUESTIONS PERIOD:

- ★ Rules of Public Comment and Participation in the Open Forum are as follows;
 - In general, residents' questions and comments should be addressed to the interest of all residents. To resolve personal or maintenance issues, contact the Department Manager and, if necessary, the Community Manager.
 - The Open Forum is not a time for debate or cross-examination of our neighbors serving as Trustees.
 - This is an opportunity for residents to be heard, but everyone must remain civil, use respectful language, and avoid personal attacks.
 - The Open Forum will be limited to one hour, but may end sooner if only a few residents address the Board.
 - Residents may comment or ask a question and will be allowed three minutes. If necessary, the Board of Trustees will be allowed to make a two-minute comment or answer, and the resident will be permitted a one-minute follow-up question.
 - Maximum two times at the podium.
 - If a resident cannot ask questions or comment in person, the Board may be emailed at bot@lvwa.net. Emails will be reviewed at a Board of Trustees workshop meeting. Statements and opinions of village-wide significance will periodically be addressed at an Open Board of Trustees Meeting or in the Manager's Corner of the LVW News Magazine.

Board President Ivan Gilbert called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

Roll Call:

PRESENT: Trustees:
- President: Ivan Gilbert
- Vice President: Al DAmato
- Treasurer: Louis Maiocco
- Assistant Treasurer: Steven Leslierandal
- Secretary: Joyce Carmody
- Assistant Secretary: Fay Weinstein
- Trustee: Wayne Steinman

Management Staff:
- Community Manager: Jackie Ascione
- Accounting Administrator: Michelle Lampard

ITEMS VOTED ON: *(Continued in Community Manager's Report and New Business)*

J. Carmody moved to waive the reading of the minutes. S. Leslierandal seconded. A vote was called, and all were in favor. The motion carried.

F. Weinstein moved to approve the April 2, 2025, minutes as amended. A. DAmato seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

W. Steinman moved to approve the purchase of (4) 20ft and (1) 40ft containers from Containers 4U USA Inc. at a cost not to exceed \$9,500.00. The funds to meet this expense will be provided by account #3150—Property Additions. F. Weinstein seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

A. DAmato moved to approve Hart 2 Hart for replacing the gutters and leaders for the 2025 Azek project at a cost of \$58,300.00. The funds to meet this expense will be provided by account #3270 – Capital Replacement/Roofs. S. Leslierandal seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

L. Maiocco moved to approve the new Architectural Specification 1_4, "Replacing Existing Patios for All Models." W. Steinman seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

S. Leslierandal moved to approve the revisions to Architectural Specification 1_9, "Pressure Treated Wood Decks, Railings, and Privacy Fences." F. Weinstein seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

J. Carmody moved to approve the revisions to Architectural Specification 1_1A, "Replace an Existing Walkway in the Five-Foot Area for the Greenery Models." S. Leslierandal seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

I. Gilbert moved to approve funding of \$2,000.00 and all applicable legal fees as the initial operating capital for the LVWA Foundation to be paid back to LVW Association. F. Weinstein seconded. The Board provided further explanation, and there were questions and comments from the audience. A vote was called, and all were in favor. The motion carried.

W. Steinman moved to authorize the Association to purchase insurance policies for the LVWA Foundation: Fidelity Bond from Philadelphia Insurance through 4/15/26 for \$132.00, and D&O Policy from USLI through 5/14/26 for \$894.68 to be paid back to LVW Association. S. Leslierandal seconded. There were questions and comments from the audience. I. Gilbert moved to table the motion. W. Steinman seconded. A vote was called, and all were in favor. The motion was tabled.

W. Steinman moved to table motion #10 on the agenda. (Approval of the LVWA Foundation work waiver). J. Carmody seconded. A vote was called.

- J. Carmody – Yes
- L. Maiocco – Yes
- A.DAmato – No
- F. Weinstein – Yes
- S. Leslierandal – Yes
- W. Steinman – Yes
- I. Gilbert – Yes

The motion is tabled.

PRESENTATION OF REPORTS:

I. COMMITTEE REPORTS:

- Barbara Owens, Chairperson, presented a report on behalf of the Architectural Committee.
- Anne Niebergall, Chairperson, presented a report on behalf of the Community Services Committee.
- Patricia Hansen, Chairperson, presented a report on behalf of the Finance Committee.
- There was no report for the Administration Committee.
- Mary Lou Doner, Chairperson, presented a report on behalf of the Election Committee.

II. M. Lighthipe, Recreation Director, presented a report on behalf of the Recreation Department.

III. COMMUNITY MANAGER'S REPORT: (J. Ascione)

- The automatic pool cleaners for the Encore and Willow pools were purchased in 2020 and are now five years old. Annual maintenance has been performed consistently, including replacing belts, rollers, and filters. However, one of the units has stopped working altogether, while the other no longer tracks properly and fails to clean the pool thoroughly. Therefore, both units require replacement. Management solicited bids and received the following quotes:

Vendor	Equipment	Price
Baystate Pools	2-Dolphin Wave 120 Commercial Cleaner w/Caddy	\$10,777.46
Pool Supply Unlimited	2-Dolphin Wave 120 Commercial Cleaner w/Caddy	\$13,859.12
Pool Web	2-Dolphin Wave 120 Commercial Cleaner w/Caddy	\$13,896.54
Amazon	2-Dolphin Wave 120 Commercial Cleaner w/Caddy	\$13,859.12

Management recommends purchasing two Dolphin Wave 120 Commercial Cleaners with Caddy from Baystate Pools for \$10,777.46. Account #3230—Capital Replacements/Common Buildings will provide the funds to meet this expense. J. Carmody moved to approve the purchase of two Dolphin Wave 120 Commercial Cleaners with Caddy from Baystate Pools for \$10,777.46. The funds to meet this expense will be provided by account #3230 – Capital Replacements/Common Buildings. W. Steinman seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

- Window tinting has been proposed for the Queen Mary Lounge to decrease light transmission and heat. Management sought bids for this project and received the following quotes: (All received bids offer similar products and include installation and sales tax. Additionally, all bids guarantee a 99 percent rejection of UV light.)

Vendor	Product Description	Price
South Jersey Window Tinting	Llumar Vista 38 - 15 yr. warranty	\$2,772.25
Window Genie	Pristine 30 - 10 yr. warranty	\$3,404.01
Tint Man	Madico 28 - Lifetime warranty	\$3,739.38
Window Tinters	Llumar 35 - 10 yr. warranty	\$4,464.00

Management recommends contracting with South Jersey Window Tinting for \$2,772.25. Account #3230—Capital Replacements/Common Buildings will provide the funds to meet this expense. *S. Leslierandal moved to contract with South Jersey Window Tinting for the Queen Mary Lounge for \$2,772.25. The funds to meet this expense will be provided by account #3230 – Capital Replacements/Common Buildings. W. Steinman seconded. There were questions and comments from the audience. A vote was called, and all were in favor. The motion carried.*

- The Board of Trustees has approved Xfinity as the bulk provider of services for Leisure Village West. Currently, Verizon provides business services for the Association office, the Maintenance office, community buildings, and gatehouses. Comcast Business has provided a proposal for these services. The total monthly charges for their business services are \$1,484.01 per month, compared to \$2,163.38 that we are currently paying to Verizon. Comcast Business will provide download speeds up to 1.25 Gbps compared to the 300 Mbps we currently have with Verizon. The TV package with Comcast is rolled into the bulk residential package we will have with Xfinity. Xfinity will provide one set-top box per location. We can contract additional boxes if needed, but we have used the built-in tuner for each TV (QUAM tuner) and do not need the additional equipment in most instances. Management recommends contracting with Comcast Business to provide business services for the Association office, Maintenance office, common buildings, and gate houses for the terms of the proposed contract. This expense will be charged to GL# 8312 – Telephone/TV/Internet Expense. The Board will vote on this at the next open Board meeting on July 2, 2025.
- H. Height, IT/Facilities Manager, mentioned that the Encore Patio Structure will be completed by next week.
- Management is addressing various concerns related to the grounds. They are currently developing a tree trimming and removal plan, which will be implemented in sections. Trees that are problematic or pose a danger will be prioritized for removal. Additionally, seeding, topsoil application, and aeration cannot occur until the fall season, and these tasks will also be completed in sections. The maintenance department will clean all gutters in the coming weeks, depending on the weather. They will not issue work orders for gutters, as this task will be performed automatically twice a year.
- The Comcast contract is being worked on. Comcast caused a water line break, which MUA assisted in repairing. Information was provided to the community via One Call and from Manchester Township.
- LVW must permit process servers into the Community, and it is not allowed to notify a resident in accordance with NJSA 2C:29-1.
- Residents are encouraged to submit all work orders through the LVW website (www.leisurevillagewest.com). This is the most efficient way to address concerns.

- Residents should contact Verizon directly for any refunds or credits related to the recent outage.

IV. BOARD OF TRUSTEES REPORT: (I. Gilbert)

- The Board extends its sincerest apologies for the typographical error on the cover of the June LVW magazine regarding clipart for Juneteenth.
 - Coffee with the Board will resume on Saturday, August 2, 2025, in Club Encore. The Election Committee will be available to answer any questions.
 - The Administration Committee has been assigned to review the variance policy presented/tabled at the last open Board meeting.
 - Residents are encouraged to attend "Meet the Manager," which will be held on Tuesday, June 17th, at 7:00 PM in the Queen Mary room at Club Encore.
- J. Ascione reminded residents to submit their HOPA forms and proof of age to the Association Office by June 30th. If the form is not received by this deadline, convenient access to the community will be suspended for those units.

NO UNFINISHED BUSINESS.

NEW BUSINESS

1. The Policy for "Open Houses" revisions were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 2, 2025.
2. The revisions to the Policy concerning "Religious Activities or Displays with Historical or Religious Significance within the Common Areas of Facilities of Leisure Village West" were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 2, 2025.
3. The Fitness Center's annual maintenance contract is due for renewal. The following proposals were received for the annual maintenance of the gym equipment: (annual fees are for labor only and include sales tax)

Company	Annual Fee	Emergency Repair Fee	Other
Universal Fitness	\$1,706.00	\$175. 1st hour \$50. each add. Hour	Contract billed quarterly
Gym Doctor	\$2,303.10	\$200. 1st hour \$100 each add. Hour	Contract billed quarterly
Fitness Repair Specialist LLC	\$2,964.28	\$195. 1st hour \$135 each add. Hour	Contract paid in full

Due to Universal Fitness's positive history of reliable and competent service and a business relationship spanning over 20 years, management recommends contracting with Universal Fitness for the annual maintenance of the Fitness Center. The funds for this expense will be allocated from account #8430—Repair and Maintenance/Recreation Equipment. The Board will vote on this matter during the next open Board meeting scheduled for July 2, 2025.

4. The Board tasked Management with obtaining a quote for a site plan for the proposed dog park. Manchester Township requires a permit for the dog park, and the permitting process requires a site plan. An attempt was made to obtain a site plan online through GETASITEPLAN, but it was misleading and did not provide a definitive cost. There were also concerns that it would not be accepted. A proposal from FWH Associations was solicited. The cost of the topography and site plan is \$7,700.00. Filing the permit with the Township requires an additional fee of \$1,500.00. This is a BOT determination of whether to proceed, as no funds are currently budgeted. If the Board wishes to proceed, account #3230—Capital Replacement/Common Buildings will provide the funds to meet this expense.

I. Gilbert reported that there are three offenses of the Code of Conduct and Confidentiality Agreement for Trustee, Al DAMato. I. Gilbert moved to remove Al DAMato from the Board of Trustees in violation of the Code of Conduct, having received three offenses. F. Weinstein seconded. There were questions from the audience. A vote was called.

F. Weinstein – Yes
S. Leslierandal – Yes
W. Steinman – Yes
J. Carmody – No
L. Maiocco – No
I. Gilbert – Yes

The motion carried.

The next open Board meeting will take place on Wednesday, July 2, 2025, at 1:00 PM in the auditorium of Willow Hall.

There being no further business, the Board meeting adjourned at approximately 9:08 PM.

Samantha Bowker
Administrative Assistant

Joy Carmody
Board Secretary

Approved: PENDING

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

Interoffice Memorandum

To: Board of Trustees

From: Howard Height

Date: May 30, 2025 (revised June 5, 2025)

Re: Comcast Business Contract

The Board of Trustees has approved Xfinity as the bulk provider of services for Leisure Village West. Currently, Verizon provides business services for the association office, maintenance office, community buildings, and gatehouses. Comcast Business has provided a proposal for these services. The total monthly charges for their business services are \$1,484.01 per month, compared to \$2,163.38 that we are currently paying to Verizon. Comcast Business will provide download speeds up to 1.25 Gbps compared to the 300 Mbps we currently have with Verizon. The TV package with Comcast is rolled into the bulk residential package we will have with Xfinity. Xfinity will provide one set-top box per location. We can contract additional boxes if needed, but we have been using the built-in tuner in each TV (QUAM tuner) and have not needed the additional equipment in most instances.

We recommend contracting with Comcast Business to provide business services for the Association office, Maintenance office, common buildings, and gate houses for the terms of the proposed contract. This expense will be charged to GL# 8312 – Telephone/TV/Internet Expense.



Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

LVW Policy "Open House"

Sundays Only

- **Operating hours:**
 - Sundays 12 noon to 4:00p.m.
- **Registration:**
 - Open houses must be registered in advance with the Association no later than the Thursday before the scheduled event by calling 732-657-9595.
 - Registration must include the unit and the stationed realtor's name and cell phone number.
 - A realtor must be stationed at the advertised open house.
- **Signage:**
 - ~~No more than two~~ "Open House" signs ~~must, not~~ must not to exceed 24" X 18" in size.
 - One 16" maximum-sized balloon may be used per sign.
 - One sign is permitted on Buckingham Drive, on a primary roadway, and an additional number of signs that coincides with the number of turns required to reach a unit from Buckingham. An additional sign may be placed in front of the registered unit on the garage side .
 - No signs or balloons are permitted outside our gates.
 - Signs and balloons must be removed immediately after the open house.

Deviations from these guidelines may result in prohibition from further listings.

Approved and Amended: September 1, 2021

Amended: PENDING

Draft: 4/30/2025

959 BUCKINGHAM DRIVE, MANCHESTER, NEW JERSEY 08759



Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

POLICY CONCERNING RELIGIOUS ACTIVITIES OR DISPLAYS WITH HISTORICAL OR RELIGIOUS SIGNIFICANCE WITHIN THE COMMON AREAS OF FACILITIES OF LEISURE VILLAGE WEST

WHEREAS, Leisure Village West is a private common interest condominium for senior citizens, whose members represent a diverse population practicing a wide range of religious backgrounds; and,

WHEREAS, the well-being of the resident population is deemed to be enhanced by the recognition of that diversity, and the establishment of regulations designed to maintain harmony and goodwill within the Community; and,

WHEREAS, the Association is not bound by the same restrictions as imposed by the public sector; and,

WHEREAS, the obligation to establish and enforce policies and appropriate rules and regulations has developed upon the Trustees of Leisure Village West Association through the Master Deeds and Bylaws, the governing documents,

IT IS NOW, THEREFORE, this day of, declared that this policy of Leisure Village West Association supersedes the prior policy adopted on the 28th day of March 1990 as follows:

1. The common areas and facilities (recreation buildings) are not available for religious activities conducted in those institutions, facilities or places established or used for religious ceremonies or rites. Receptions after such events may take place within the common areas or facilities of Leisure Village West.
2. Nothing in this policy is to be construed as restricting or limiting the rights of Association members to practice their religion in accordance with the Constitution of the United States within a private residence.
3. The placement of **displays** which are recognized as having significant religious importance may take place in the recreation buildings or other approved common areas under the following conditions:
 - A. The display must be commemorative of a significant religious event significant to a group of residents. The material presented must not use language and/or symbols that criticize, demean, or express hostility toward a religion, a religious group, or members of a religion or religious group. The display must not be fairly construed as a religious service or



ceremony.

B. A written request for a display must be presented **annually** to the Director of Recreation by a resident or a group of residents. The request must include an explanation of the religious event being commemorated, its significance, a description of the display, the requested dates for the display, and the general location(s) being requested.

C. The Recreation Director will determine:

1. That the request is coming from a resident or group of residents
2. that it does not demean, or express hostility toward a religion, a religious group, or members of a religion or religious group;
3. that the requested dates are consistent with the ~~normal~~ period during which the event is commonly commemorated within the religious tradition of the sponsoring residents
4. that the size and placement of the display will not impair the safe flow of traffic in the display area nor obscures the view of other displays, bulletin boards or other facilities routinely used by the general population of LEISURE VILLAGE WEST ASSOCIATION.
5. that no other resident or group of residents have requested and received permission for a display commemorating the same event.

D. If the above criteria are met, the Recreation Director will approve the request, issue a permit and designate the placement of the display within the requested common area(s) or recreational building(s).

E. The cost for creating, maintaining, and storing the religious display during the time it is not on exhibit in the common areas of the village is the responsibility of the sponsoring group of the residents.

~~B. Director's responsibility to designate the placement of the display within the requested common areas or recreational building.~~

~~C. It may be displayed for a period of time consistent with the normal period as is commonly practiced by the sponsoring groups in the religious institutions or public areas. The duration of any display will be as defined in the ANNUAL PERMIT, approved by the Director of Recreation.~~

~~D.~~

~~E.F. The size and placement of the display must not impair the safe flow of traffic in the display area. It must not obscure the view of other displays, bulletin boards or other facilities routinely used by the general population of LEISURE VILLAGE WEST ASSOCIATION.~~

~~F. The cost for creating, maintaining, and storing the religious display during the time it is not on exhibit in the common areas of the village is the responsibility of the sponsoring group of the residents.~~

4. A request for a display not covered by this policy must be addressed to the Board of Trustees in writing. The request should present sufficient facts and data to the Board to make a fair and equitable decision. In any case the decision of the Board of Trustees in each individual situation will be considered final.
5. The permitting or exhibiting of these displays is not to be perceived as recognition, approval, or endorsement of any such exhibit as an act of the LEISURE VILLAGE WEST ASSOCIATION.

Approved and adopted: December 4, 1996
Amended and Approved: PENDING

Memorandum

To: Board of Trustees
From: Mary Lighthipe
Date: May 28, 2025
Re: Fitness Center Annual Maintenance Contract

Proposals for the annual maintenance of the gym equipment are listed below.

Company	Annual fee	Emergency Repair Fee	Other
Universal Fitness	\$1,706.00	\$175. 1 st hour \$50. each additional hour	Contract billed quarterly
Gym Doctor	\$2,303.10	\$200. 1 st hour \$100 each additional hour	Contract billed quarterly
Fitness Repair Specialist LLC	\$2,964.28	\$195. 1 st hour \$135. each additional hour	Contract paid in full

All bids received meet our RFP requirements and provide similar services. Annual fees are for labor only and include sales tax.

We have had a business relationship with Universal Fitness for twenty years. Based on our positive history of reliable and competent service provided by Universal Fitness, we recommend awarding the contract to them. Funds to meet this expense will be provided to GL #8430, Repair and Maintenance Recreation Equipment.

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

Interoffice Memorandum

To: Board of Trustees

From: Howard Height

Date: June 13, 2025

Re: Willow Pool Bathrooms – Grinder Pump

The Willow Pool Bathrooms were installed several years ago. When they were designed the closet connection for the bathroom sewer pipe was behind the greenhouse. Running the sewer pipe that distance to tie into an existing sewer pipe meant that the pitch of the pipe was going “up-hill” and required a sewage pump to pump the waste thru the approximately 200 feet of pipe to the connection. The sewage pump that was installed originally had failed and the bathrooms were out of service. We contacted Benjamin Franklin who did the original installation. The parts were long out of warranty, but Benjamin Franklin was familiar with the installation and could do the repair immediately. We felt that “time was of the essence”, and needed the bathrooms back in service as quickly as possible so residents could continue to enjoy the Willow pool with all its amenities. Benjamin Franklin recommended 2 options. 1 – to replace the pump with a similar pump for approximately \$3300.00 or installing an upgraded pump that would actually macerate the waste and then push it thru the sewer pipe. They indicated this solution would be less problematic and should last many years. We consulted with the Board of Trustees and management. The decision was made to have Benjamin Franklin Plumbing install the new grinder pump for \$5,497.00 plus tax for a total of \$5,861.18

We recommend contracting with Benjamin Franklin Plumbing to install a new sewage grinder pump for the Willow Pool Bathrooms and make all the necessary repairs to get the Willow Pool Bathrooms functioning properly. The total cost is \$5,861.18 This expense will be charged to GL# 3230 – Capital Replacements – Common Buildings.



Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

POLICY REGARDING SEASONAL AND HOLIDAY DECORATIONS

WHEREAS, the Leisure Village West Association, Inc. (the "Association") was formed by the filing of a certain Certificate of Incorporation on May 31, 1972, with the Secretary of State of the State of New Jersey having its offices at 959 Buckingham Drive, Manchester, New Jersey 08759; and

WHEREAS, the Association was established and exists by certain Master Deeds with attached Bylaws recorded on January 10, 1978, in the Ocean County Clerk's Office in Deed Book 3683 page 51 et. seq., and as amended from time to time (collectively the "Master Deed"); and

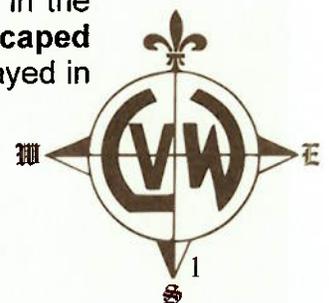
WHEREAS, the Association's Master Deeds were amended and consolidated and recorded on July 30, 2014, in the Ocean County Clerk's Office in Deed Book 15860, Page 1840 et seq; and

WHEREAS, the Leisure Village West Association Board of Trustees pursuant to Article VI, Section 1. A, of the Bylaws is empowered to exercise all operations, maintenance, cleaning, sanitation, upkeep, and protection of the buildings in each condominium and their general and limited common elements; and

WHEREAS, the Association desires and intends to adopt reasonable restrictions governing the installation, dimensions, and use of seasonal and holiday decorations in **exclusive use areas and limited common areas of units** in the Community that are consistent with Federal and State law,

NOW, THEREFORE, the Association adopts the following restrictions and regulations for the Community, hereinafter referred to as the Rules," which shall be binding upon all owners and their grantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Community, and which shall supersede any previously adopted rules on the same subject matter. These rules are adopted by the Board of Trustees of Leisure Village West Association on _____.

1. Unit owners may **ONLY** display seasonal and holiday decorations in the **exclusive use areas** of their unit and in the **permanently landscaped area (known as the "5-foot area")**. The decorations must be displayed in the time, place and manner herein described.



2. Definitions:

- a. Owner--any association unit owner. For the purpose of this rule only, "owner" also includes a tenant who has the permission of the unit owner to install seasonal or holiday decorations
- b. Exclusive-use area--the limited common areas in which the owner has a direct or indirect ownership interest and that is designed for the exclusive use of the owner as defined in the Master Deed association document (e.g, portico or patio)
- c. Seasonal decorations --For purpose of this rule, seasonal decorations are defined as temporary decorations-lights, projections, banners, lawn flags, objects, or wreaths, that display symbols, illustrations, words or phrases associated with winter, spring, summer, and fall.
- (d) Holiday decorations--For purpose of this rule, holiday decorations are temporary decorations-lights, projections, banners, lawn flags, objects, or wreaths that display symbols, illustrations, words or phrases associated with a particular national, New Jersey, Manchester Township, or religious holiday.

3. PERMITTED Type and Size of Seasonal and Holiday Decorations

The following seasonal and holiday decorations are the only types and sizes that are permitted:

- (a) Lights -- Seasonal and/or holiday lights that are clear or multi-colored and meet UL safety standards. Lights may be single string, icicle, or web type.
- (b) A total of two seasonal and/or holiday banners made of cloth or similar material that are no larger than 20"x40" if hung from flagpole brackets attached to the trim of the unit and two no larger than 13"x18" if placed in a permanently landscaped area.-
- (c) Seasonal and/or holiday objects (e.g., ornaments, figures, symbols) that are no larger than 6 feet high
- (d) Inflatable seasonal and/or holiday objects that are no larger than 6 feet high
- (e) Seasonal and/or holiday wreaths that are no larger than 4 feet in diameter
- (f) Projectors for seasonal and/or holiday decorations that are located within the unit's permanent landscaped (5-foot) area

SEASONAL OR HOLIDAY DECORATIONS THAT that use language and/or symbols that criticize, demean, or express hostility toward a religion, a religious or ethnic group, or members of a religion or religious or ethnic group, a sexual orientation or persons with that orientation, a gender identity or persons with that gender identity, a political party or members of a political party, an elected official, a law or governmental or any individual **are STRICTLY FORBIDDEN** no matter what type or size they are.

4. Location and Manner of Displaying Seasonal and/or Holiday Decorations

- (a) Seasonal and holiday lights may be placed on the trim of windows, doors, and porticos if secured by removable hooks
- (b) Seasonal and holiday lights may be placed on plants, shrubs, and trees in the permanently landscaped areas.
- (c) Decorative seasonal and holiday banners may be flown from a flagpole bracket attached to the trim of a unit or from a garden stand holder in the permanent landscaped area.
- (d) **No** seasonal and/or holiday decorations are permitted to be attached to the roof, gutters, or outside walls of a unit.
- (e) **No** seasonal and/or holiday decorations are permitted to be placed outside of the permanent landscaped area on any common property such as lawns, pathways, trees, sidewalks, or bushes.
- (f) Seasonal and/or holiday decorations must not encroach upon any common areas, the airspace of common areas, common elements of any other owner's individual unit or limited common element, or the airspace of another owner's limited common element.
- (g) Seasonal and/or holiday decorations must be secured so they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the sign.

5. Timeframes for Displays:

Holiday Decorations may be displayed no earlier than 30 days before the date of the holiday and must be removed no later than 14 days after the date of the holiday.

Seasonal Decorations may be displayed no earlier than 30 days before the first day of the season and must be removed no later than 14 days after the last day of the season.

6. ENFORCEMENT

The Association will bring action for the violation of these rules. If the violation is not corrected within seven (7) calendar days after the notice, fines will be imposed for each day that the violation continues. To the extent permitted by law and/or the governing documents, the Association shall be entitled to reasonable attorney fees, costs, and expenses incurred in the enforcement of this policy. (See fines policy)

Board Approved: PENDING