

**LEISURE VILLAGE EAST ASSOCIATION**

**NOTICE OF INTENTION TO BUY \*\*\***

TO: LEISURE VILLAGE EAST ASSOCIATION

DATE: \_\_\_\_\_

We have received notification of the proposed resale of the following described premises in Leisure Village East:

PRESENT OWNER: \_\_\_\_\_

UNIT# / ADDRESS: \_\_\_\_\_ MODEL: \_\_\_\_\_

LISTING AGENT: \_\_\_\_\_ REALTOR: \_\_\_\_\_ CELL # \_\_\_\_\_

BUYER'S AGENT: \_\_\_\_\_ REALTOR: \_\_\_\_\_ CELL # \_\_\_\_\_

PURCHASE PRICE \_\_\_\_\_ CLOSING DATE \_\_\_\_\_

PURCHASER: \_\_\_\_\_

ADDRESS OF PURCHASER: \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_ EMAIL \_\_\_\_\_

The Association "must inspect units scheduled for resale. This form must be completed and submitted **15 business days prior to closing.**" Any architectural violations must be removed as directed.

Purchaser agrees to pay, at the time of closing, to Leisure Village East Association, the sum of **\$2,500 for Membership Fee.** (LVE BYLAWS, ART. II, SEC. 3 AND 4).

Purchaser Agrees to pay **\$300** at time of closing for HOA statement fees and a **\$200** fee for processing.

**There will be an additional \$200 fee for buyers applying for a mortgage to cover the cost of the condo questionnaire,**

**ALL NEW RESIDENTS MUST SUPPLY A COPY OF THE INSURANCE DECLARATION PAGE SHOWING A \$500,000 LIABILITY COVERAGE. (HO6) PRIOR TO CLOSING.**

**NEW RESIDENTS MUST CALL OUR REAL ESTATE COORDINATOR @ 732-477-7900 X 105, TO PICK UP AN ORIENTATION PACKET. AT THIS TIME A PHOTO ID & BARCODE WILL BE ISSUED TO NEW RESIDENT. THERE IS A \$20.00 FEE FOR THE BARCODE.**

**NO MOVE-OUT/MOVE-IN'S PERMITTED ON SUNDAY**

MOVE-IN PERMITS REQUIRED FOR ALL NEW RESIDENTS

**Please note: Recent Rule change: No more than one (1) dog (or 2 cats) may be kept in a unit.**

Pets must also be registered through "Poo Prints" for a one-time fee of 59.95, which will store your dog's DNA in a database.

This service will help LVE maintain cleanliness by holding pet owners accountable for picking up after their pets.

**\*\*\*These forms can be emailed to Heather at [Hfernica@lvenj.com](mailto:Hfernica@lvenj.com) or handed in at the Administration office. If there are any questions, please call Heather at 732-477-7900 ext. 105**

## **ADDENDUM TO CONTRACT**

1. LEISURE VILLAGE EAST ASSOCIATION joins in the execution of this Contract for the purpose of relinquishing the right of first refusal, which shall be deemed relinquished upon compliance with any and all contingencies contained in which contract and as hereinafter set forth.
2. Purchasers represent that they fully comply with all of the requirements of the Restrictive and Protective Covenants in the respective Master Deed of LEISURE VILLAGE EAST and, in particular, the Covenant as set forth below:

That in order to preserve the character of LEISURE VILLAGE EAST as a senior citizen residential area, anything to the contrary herein Notwithstanding, occupancy of all units shall be restricted as follows: (1) 2a (21) of the building code of the Township of Lakewood:

- To any person 55 years or over; or
- To a husband or wife, regardless of age, residing with his or her spouse, provided the spouse of such person is of the age of 55 years or over; or
- To the child or children residing with permissible occupant, provided the child or children is/are of age of 19 years or over; and
- No violations will knowingly be permitted in future use of premises through use, lease or sale of the same.

The foregoing occupancy restrictions shall not be construed to prohibit the occupants of any of the units from entertaining guests, of any age, in the units, including temporary guests not to exceed three months. Full time occupancy in any event, however, shall be limited to three occupants, except in the Eton unit, which allows only two occupants.

LEISURE VILLAGE EAST IS AN ACTIVE ADULT COMMUNITY, NOT AN ASSISTED LIVING FACILITY. LVE WILL NOT ACCEPT RESPONSIBILITY FOR RESIDENTS UNABLE TO PERFORM THEIR DAILY LIVING FUNCTIONS WITHOUT ASSISTANCE.

At least 1 occupant who will reside in the unit must be 55. No children under the age of 19 are permitted. (Article III, Section 10 of the Bylaws of LVE Association)

**PROOF OF AGE IS REQUIRED: Copy of Driver's License or Birth Certificate**

OCCUPANT \_\_\_\_\_ DOB \_\_\_\_\_

OCCUPANT \_\_\_\_\_ DOB \_\_\_\_\_

OCCUPANT \_\_\_\_\_ DOB \_\_\_\_\_

**NOTE: NO COMMERCIAL VEHICLES OR MOTORCYCLES PERMITTED**

**No unit may have more than 2 vehicles**

Vehicle: Make \_\_\_\_\_ Model \_\_\_\_\_ copy of registration required

Make: \_\_\_\_\_ Model \_\_\_\_\_ copy of registration required

3. **Purchasers understand and agree to pay a Membership fee in the amount of \$2,000.00 to LEISURE VILLAGE EAST ASSOCIATION upon closing of title. This Membership fee is non-refundable and non-transferable.**

By their signature below, purchasers understand and agree to comply with Bylaws and Rules and Regulations of LEISURE VILLAGE EAST, and that purchasers intended use of the premises under contract fully complies with the Protective Covenants.

PURCHASER's \_\_\_\_\_ Date \_\_\_\_\_

PURCHASER's \_\_\_\_\_ Date \_\_\_\_\_

LEISURE VILLAGE EAST ASSOCIATION hereby acknowledges Notice of Intention to Sell for the above referenced premises, and:

- ☐ Waives its right to Purchase same
- ☐ Elects to Purchase same
- ☐ Requests additional ten days to investigate

Date: \_\_\_\_\_

Updated 03/06/25