

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 _____

COMPLETE THE ATTACHED ADDENDUM TO THE CONTRACT AND RETURN IT WITH THIS NOTICE TO THE ADMINISTRATION OFFICE: 1 DUMBARTON DRIVE, LAKEWOOD, NJ 08701

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 **\$1,800 for Membership Fee.** (LVE BYLAWS, ART. II, SEC. 3 AND 4).

Purchaser Agrees to pay **\$200** at time of closing for HOA statement fees.

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

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

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

MOVE-IN PERMITS REQUIRED FOR ALL NEW RESIDENTS, A REFUNDABLE SECURITY DEPOSIT OF \$200.00 IS REQUIRED FOR RENTERS ONLY.

NO MOVE IN PERMITS OR CONSTRUCTION PERMITS WILL BE ISSUED PRIOR TO CLOSING.

*****These forms can be emailed to Vicki at yumstead@lvenj.com or handed in at the Administration office. If there are any questions, please call Vicki 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 \$1,800.00 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: _____