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Plaintiff Pro Se

JEREMY M. GLAPION,

Plaintiff,

v.

LEISURE VILLAGE WEST
ASSOCIATION, INC.,

Defendant.

**SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
GENERAL EQUITY PART
OCEAN COUNTY**

DOCKET NO. OCN-C-00182-26

Civil Action

**ORDER TO SHOW CAUSE WITH
TEMPORARY RESTRAINTS
PURSUANT TO RULE 4:52**

THIS MATTER being brought before the Court by Jeremy M. Glapion, plaintiff pro se, seeking relief by way of temporary restraints pursuant to R. 4:52, based upon the facts set forth in the Complaint filed on September 28, 2026 and the Certification of Jeremy M. Glapion submitted herewith; and it appearing that the defendant has notice of this application through its counsel, Michael Polulak, Esq.; and for good cause shown.

It is on this ____ day of _____, 2026 **ORDERED** that defendant, Leisure Village West Association, Inc., appear and show cause before the Superior Court at the Ocean County Courthouse in Toms River, New Jersey at ____ o'clock in the ____ noon or as soon thereafter as counsel can be heard, on the ____ day of _____, 20____ why an order should not be issued preliminarily enjoining and restraining defendant, Leisure Village West Association, Inc., its Board of Trustees, officers, managing agent, employees, and attorneys, and all persons in active concert or participation with them who receive actual notice of the order, from engaging in the

conduct described in paragraphs A through F below, and granting the relief described in paragraphs G through I below:

- A. Enforcing, applying, or threatening to enforce the Policy Resolution Relating to Member Conduct adopted by defendant's Board of Trustees on August 5, 2026 (the "Speech Policy"), Exhibit H to the Complaint, against any member, owner, tenant, occupant, resident, or guest, including by issuing any notice of violation, conducting any hearing or alternative dispute resolution proceeding on an alleged violation, imposing or collecting any fine, or suspending any right or privilege; provided, however, that this paragraph does not restrain enforcement of the Speech Policy as applied to physical conduct toward persons or property or to true threats of violence, or enforcement of any rule other than the Speech Policy;
- B. Imposing any fine, suspension, or other discipline under the Speech Policy based in whole or in part on any communication made before the entry of the order, and considering any such communication as evidence of frequency, pattern, repetition, or cumulative effect under paragraph 1(g) of the Speech Policy or otherwise;
- C. Without limiting paragraph A, suspending any right or privilege under paragraph 4(c) of the Speech Policy before the affected owner has been afforded an opportunity for a hearing as required by Article I, Section 9(B) of defendant's Bylaws, or for any period exceeding that permitted by Article I, Section 9(B);
- D. Without limiting paragraph A, suspending the voting rights of any member, or treating any member as not in good standing for purposes of voting, on the basis of any alleged violation of the Speech Policy;

- E. Without limiting paragraph A, imposing any fine, suspension, or other discipline on any owner under paragraphs 1(d) or 1(e) of the Speech Policy on account of any communication or conduct of a tenant, occupant, resident, or guest;
- F. Demanding, under threat of discipline under the Speech Policy, that any person remove, delete, retract, or modify any communication;
- G. Directing defendant, within seven (7) days of entry of the order, to give notice of the order to all members in the form attached as Schedule A, by each means through which defendant ordinarily communicates rules and policies to members, including email distribution to members and posting on the Association website or resident portal, and to file a certification of compliance within three (3) days thereafter;
- H. Providing that no communication made while any restraint entered in this action is in effect shall be the basis for discipline under the Speech Policy, notwithstanding any later dissolution or modification of that restraint, unless the Court expressly orders otherwise; and
- I. Granting such other relief as the Court deems equitable and just.

And it is further ORDERED that pending the return date herein, defendant, Leisure Village West Association, Inc., its Board of Trustees, officers, managing agent, employees, and attorneys, and all persons in active concert or participation with them who receive actual notice of this Order, are temporarily enjoined and restrained from:

- A. Enforcing, applying, or threatening to enforce the Policy Resolution Relating to Member Conduct adopted by defendant's Board of Trustees on August 5, 2026 (the "Speech Policy"), Exhibit H to the Complaint, against any member, owner, tenant, occupant, resident, or guest, including by issuing any notice of violation,

conducting any hearing or alternative dispute resolution proceeding on an alleged violation, imposing or collecting any fine, or suspending any right or privilege; provided, however, that this paragraph does not restrain enforcement of the Speech Policy as applied to physical conduct toward persons or property or to true threats of violence, or enforcement of any rule other than the Speech Policy;

- B. Imposing any fine, suspension, or other discipline under the Speech Policy based in whole or in part on any communication made before the entry of this Order or while this Order is in effect, and considering any such communication as evidence of frequency, pattern, repetition, or cumulative effect under paragraph 1(g) of the Speech Policy or otherwise;
- C. Suspending any right or privilege under paragraph 4(c) of the Speech Policy;
- D. Suspending the voting rights of any member, or treating any member as not in good standing for purposes of voting, on the basis of any alleged violation of the Speech Policy;
- E. Imposing any fine, suspension, or other discipline on any owner under paragraphs 1(d) or 1(e) of the Speech Policy on account of any communication or conduct of a tenant, occupant, resident, or guest; and
- F. Demanding, under threat of discipline under the Speech Policy, that any person remove, delete, retract, or modify any communication.

And it is further ORDERED that, within five (5) days of service of this Order, defendant shall give notice of this Order to all members in the form attached as Schedule A, by each means through which defendant ordinarily communicates rules and policies to members, including email

distribution to members and posting on the Association website or resident portal, and shall file a certification of compliance no later than three (3) days before the return date.

And it is further ORDERED that nothing in this Order restrains defendant from enforcing any provision of its Master Deed, Bylaws, or rules other than the Speech Policy, or from contacting law enforcement.

And it is further ORDERED that:

1. The defendant may move to dissolve or modify the temporary restraints herein contained on two (2) days' notice to the plaintiff.

2. A copy of this order to show cause, the Complaint, legal memorandum, and the Certification of Jeremy M. Glapion submitted in support of this application be served upon the defendant personally, by service upon an officer, trustee, managing or general agent, or registered agent in accordance with R. 4:4-4(a)(5), within ____ days of the date hereof, in accordance with R. 4:4-3 and R. 4:4-4, this being original process. Plaintiff shall also transmit a copy of this Order by email to defendant's counsel, Michael Polulak, Esq., on the date of its entry.

3. The plaintiff must file with the Court his proof of service of the pleadings on the defendant no later than three (3) days before the return date.

4. Defendant shall file and serve a written response to this order to show cause and the request for entry of injunctive relief and proof of service by _____, 20____. The original documents must be filed with the Clerk of the Superior Court, Chancery Division, Ocean County (through eCourts if filed by an attorney). You must send a copy of your opposition papers directly to Judge Craig L. Wellerson, whose address is Ocean County Superior Court, 206 Courthouse Lane, 1st Floor, Toms River, New Jersey 08753. You must also send a copy of your opposition papers to the plaintiff, whose name and address appear above. A telephone call will not

protect your rights; you must file your opposition and pay the required fee of \$_____ and serve your opposition on your adversary, if you want the Court to hear your opposition to the injunctive relief the plaintiff is seeking.

5. The plaintiff must file and serve any written reply to the defendant's order to show cause opposition by _____, 20____. The reply papers must be filed with the Clerk of the Superior Court, Chancery Division, Ocean County, and a copy of the reply papers must be sent directly to the chambers of Judge Wellerson.

6. If the defendant does not file and serve opposition to this order to show cause, the application will be decided on the papers on the return date and relief may be granted by default, provided that the plaintiff files a proof of service and a proposed form of order at least three (3) days prior to the return date.

7. If the plaintiff has not already done so, a proposed form of order addressing the relief sought on the return date must be submitted to the Court no later than three (3) days before the return date.

8. Defendant take notice that the plaintiff has filed a lawsuit against you in the Superior Court of New Jersey. The Complaint attached to this order to show cause states the basis of the lawsuit. If you dispute this Complaint, you, or your attorney, must file a written answer to the Complaint and proof of service within 35 days from the date of service of this order to show cause, not counting the day you received it. These documents must be filed with the Clerk of the Superior Court in the county listed above. A directory of these offices is available online at njcourts.gov. Include a \$_____ filing fee payable to the "Treasurer, State of New Jersey." You must also send a copy of your Answer to the plaintiff, whose name and address appear above. A telephone call will not protect your rights; you must file and serve your Answer (with the fee) or

judgment may be entered against you by default. Please note: Opposition to the order to show cause is not an Answer and you must file both. Please note further: if you do not file and serve an Answer within 35 days of this Order, the Court may enter a default against you for the relief plaintiff demands.

9. The Court will entertain argument, but not testimony, on the return date of the order to show cause, unless the Court and parties are advised to the contrary no later than ____ days before the return date.

The Honorable Craig L. Wellerson, P.J. Ch.

SCHEDULE A

**NOTICE TO MEMBERS OF LEISURE VILLAGE WEST ASSOCIATION, INC.
Court Order Regarding the Member Conduct Policy Adopted August 5, 2026**

On _____, 2026, the Superior Court of New Jersey, Chancery Division, Ocean County, entered an Order in *Glaption v. Leisure Village West Association, Inc.*, Docket No. OCN-C-00182-26, concerning the Policy Resolution Relating to Member Conduct adopted by the Board of Trustees on August 5, 2026 (the “Policy”).

Until further order of the Court, the Association will not enforce the Policy, except as to physical conduct toward persons or property or true threats of violence. Specifically, the Association will not issue notices of violation, hold hearings, impose or collect fines, suspend any right or privilege (including voting rights), or demand that anyone remove or retract a communication under the Policy. This applies to members, owners, tenants, occupants, residents, and guests.

The Association also will not discipline anyone under the Policy for any communication made before the date of the Order or while the Order is in effect.

The Order is not a final decision on the merits of the lawsuit. It does not affect the Association’s enforcement of its Master Deed, Bylaws, or rules other than the Policy.

A copy of the Order is attached to an email sent to each member, and is also available via the resident portal and upon request to the Community Manager. A hearing on whether these restrictions will continue is scheduled for _____, 2026.

By Order of the Court.
Leisure Village West Association, Inc.

Jeremy M. Glapion (N.J. Attorney ID No. 145972015)
The Glapion Law Firm, LLC
1704 Maxwell Drive
Wall, New Jersey 07719
Tel.: 732-455-9737
Email: jmg@glapionlaw.com
Plaintiff Pro Se

JEREMY M. GLAPION,

Plaintiff,

v.

LEISURE VILLAGE WEST
ASSOCIATION, INC.,

Defendant.

**SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
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Civil Action

**ORDER TO SHOW CAUSE WITH
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THIS MATTER being brought before the Court by Jeremy M. Glapion, plaintiff pro se, seeking relief by way of temporary restraints pursuant to R. 4:52, based upon the facts set forth in the Complaint filed on September 28, 2026 and the Certification of Jeremy M. Glapion submitted herewith; and it appearing that the defendant has notice of this application through its counsel, Michael Polulak, Esq.; and for good cause shown.

It is on this ____ day of _____, 2026 **ORDERED** that defendant, Leisure Village West Association, Inc., appear and show cause before the Superior Court at the Ocean County Courthouse in Toms River, New Jersey at ____ o'clock in the ____ noon or as soon thereafter as counsel can be heard, on the ____ day of _____, 20____ why an order should not be issued preliminarily enjoining and restraining defendant, Leisure Village West Association, Inc., its Board of Trustees, officers, managing agent, employees, and attorneys, and all persons in active concert or participation with them who receive actual notice of the order, from engaging in the

conduct described in paragraphs A through F below, and granting the relief described in paragraphs G through I below:

- A. Enforcing, applying, or threatening to enforce the Policy Resolution Relating to Member Conduct adopted by defendant's Board of Trustees on August 5, 2026 (the "Speech Policy"), Exhibit H to the Complaint, against any member, owner, tenant, occupant, resident, or guest, including by issuing any notice of violation, conducting any hearing or alternative dispute resolution proceeding on an alleged violation, imposing or collecting any fine, or suspending any right or privilege; provided, however, that this paragraph does not restrain enforcement of the Speech Policy as applied to physical conduct toward persons or property or to true threats of violence, or enforcement of any rule other than the Speech Policy;
- B. Imposing any fine, suspension, or other discipline under the Speech Policy based in whole or in part on any communication made before the entry of the order, and considering any such communication as evidence of frequency, pattern, repetition, or cumulative effect under paragraph 1(g) of the Speech Policy or otherwise;
- C. Without limiting paragraph A, suspending any right or privilege under paragraph 4(c) of the Speech Policy before the affected owner has been afforded an opportunity for a hearing as required by Article I, Section 9(B) of defendant's Bylaws, or for any period exceeding that permitted by Article I, Section 9(B);
- D. Without limiting paragraph A, suspending the voting rights of any member, or treating any member as not in good standing for purposes of voting, on the basis of any alleged violation of the Speech Policy;

- E. Without limiting paragraph A, imposing any fine, suspension, or other discipline on any owner under paragraphs 1(d) or 1(e) of the Speech Policy on account of any communication or conduct of a tenant, occupant, resident, or guest;
- F. Demanding, under threat of discipline under the Speech Policy, that any person remove, delete, retract, or modify any communication;
- G. Directing defendant, within seven (7) days of entry of the order, to give notice of the order to all members in the form attached as Schedule A, by each means through which defendant ordinarily communicates rules and policies to members, including email distribution to members and posting on the Association website or resident portal, and to file a certification of compliance within three (3) days thereafter;
- H. Providing that no communication made while any restraint entered in this action is in effect shall be the basis for discipline under the Speech Policy, notwithstanding any later dissolution or modification of that restraint, unless the Court expressly orders otherwise; and
- I. Granting such other relief as the Court deems equitable and just.

And it is further ORDERED that pending the return date herein, defendant, Leisure Village West Association, Inc., its Board of Trustees, officers, managing agent, employees, and attorneys, and all persons in active concert or participation with them who receive actual notice of this Order, are temporarily enjoined and restrained from:

- A. Enforcing, applying, or threatening to enforce the Policy Resolution Relating to Member Conduct adopted by defendant's Board of Trustees on August 5, 2026 (the "Speech Policy"), Exhibit H to the Complaint, against any member, owner, tenant, occupant, resident, or guest, including by issuing any notice of violation,

conducting any hearing or alternative dispute resolution proceeding on an alleged violation, imposing or collecting any fine, or suspending any right or privilege; provided, however, that this paragraph does not restrain enforcement of the Speech Policy as applied to physical conduct toward persons or property or to true threats of violence, or enforcement of any rule other than the Speech Policy;

- B. Imposing any fine, suspension, or other discipline under the Speech Policy based in whole or in part on any communication made before the entry of this Order or while this Order is in effect, and considering any such communication as evidence of frequency, pattern, repetition, or cumulative effect under paragraph 1(g) of the Speech Policy or otherwise;
- C. Suspending any right or privilege under paragraph 4(c) of the Speech Policy;
- D. Suspending the voting rights of any member, or treating any member as not in good standing for purposes of voting, on the basis of any alleged violation of the Speech Policy;
- E. Imposing any fine, suspension, or other discipline on any owner under paragraphs 1(d) or 1(e) of the Speech Policy on account of any communication or conduct of a tenant, occupant, resident, or guest; and
- F. Demanding, under threat of discipline under the Speech Policy, that any person remove, delete, retract, or modify any communication.

And it is further ORDERED that, within five (5) days of service of this Order, defendant shall give notice of this Order to all members in the form attached as Schedule A, by each means through which defendant ordinarily communicates rules and policies to members, including email

distribution to members and posting on the Association website or resident portal, and shall file a certification of compliance no later than three (3) days before the return date.

And it is further ORDERED that nothing in this Order restrains defendant from enforcing any provision of its Master Deed, Bylaws, or rules other than the Speech Policy, or from contacting law enforcement.

And it is further ORDERED that:

1. The defendant may move to dissolve or modify the temporary restraints herein contained on two (2) days' notice to the plaintiff.

2. A copy of this order to show cause, the Complaint, legal memorandum, and the Certification of Jeremy M. Glapion submitted in support of this application be served upon the defendant personally, by service upon an officer, trustee, managing or general agent, or registered agent in accordance with R. 4:4-4(a)(5), within ____ days of the date hereof, in accordance with R. 4:4-3 and R. 4:4-4, this being original process. Plaintiff shall also transmit a copy of this Order by email to defendant's counsel, Michael Polulak, Esq., on the date of its entry.

3. The plaintiff must file with the Court his proof of service of the pleadings on the defendant no later than three (3) days before the return date.

4. Defendant shall file and serve a written response to this order to show cause and the request for entry of injunctive relief and proof of service by _____, 20____. The original documents must be filed with the Clerk of the Superior Court, Chancery Division, Ocean County (through eCourts if filed by an attorney). You must send a copy of your opposition papers directly to Judge Craig L. Wellerson, whose address is Ocean County Superior Court, 206 Courthouse Lane, 1st Floor, Toms River, New Jersey 08753. You must also send a copy of your opposition papers to the plaintiff, whose name and address appear above. A telephone call will not

protect your rights; you must file your opposition and pay the required fee of \$_____ and serve your opposition on your adversary, if you want the Court to hear your opposition to the injunctive relief the plaintiff is seeking.

5. The plaintiff must file and serve any written reply to the defendant's order to show cause opposition by _____, 20____. The reply papers must be filed with the Clerk of the Superior Court, Chancery Division, Ocean County, and a copy of the reply papers must be sent directly to the chambers of Judge Wellerson.

6. If the defendant does not file and serve opposition to this order to show cause, the application will be decided on the papers on the return date and relief may be granted by default, provided that the plaintiff files a proof of service and a proposed form of order at least three (3) days prior to the return date.

7. If the plaintiff has not already done so, a proposed form of order addressing the relief sought on the return date must be submitted to the Court no later than three (3) days before the return date.

8. Defendant take notice that the plaintiff has filed a lawsuit against you in the Superior Court of New Jersey. The Complaint attached to this order to show cause states the basis of the lawsuit. If you dispute this Complaint, you, or your attorney, must file a written answer to the Complaint and proof of service within 35 days from the date of service of this order to show cause, not counting the day you received it. These documents must be filed with the Clerk of the Superior Court in the county listed above. A directory of these offices is available online at njcourts.gov. Include a \$_____ filing fee payable to the "Treasurer, State of New Jersey." You must also send a copy of your Answer to the plaintiff, whose name and address appear above. A telephone call will not protect your rights; you must file and serve your Answer (with the fee) or

judgment may be entered against you by default. Please note: Opposition to the order to show cause is not an Answer and you must file both. Please note further: if you do not file and serve an Answer within 35 days of this Order, the Court may enter a default against you for the relief plaintiff demands.

9. The Court will entertain argument, but not testimony, on the return date of the order to show cause, unless the Court and parties are advised to the contrary no later than ____ days before the return date.

The Honorable Craig L. Wellerson, P.J. Ch.

SCHEDULE A

**NOTICE TO MEMBERS OF LEISURE VILLAGE WEST ASSOCIATION, INC.
Court Order Regarding the Member Conduct Policy Adopted August 5, 2026**

On _____, 2026, the Superior Court of New Jersey, Chancery Division, Ocean County, entered an Order in *Glaption v. Leisure Village West Association, Inc.*, Docket No. OCN-C-00182-26, concerning the Policy Resolution Relating to Member Conduct adopted by the Board of Trustees on August 5, 2026 (the “Policy”).

Until further order of the Court, the Association will not enforce the Policy, except as to physical conduct toward persons or property or true threats of violence. Specifically, the Association will not issue notices of violation, hold hearings, impose or collect fines, suspend any right or privilege (including voting rights), or demand that anyone remove or retract a communication under the Policy. This applies to members, owners, tenants, occupants, residents, and guests.

The Association also will not discipline anyone under the Policy for any communication made before the date of the Order or while the Order is in effect.

The Order is not a final decision on the merits of the lawsuit. It does not affect the Association’s enforcement of its Master Deed, Bylaws, or rules other than the Policy.

A copy of the Order is attached to an email sent to each member, and is also available via the resident portal and upon request to the Community Manager. A hearing on whether these restrictions will continue is scheduled for _____, 2026.

By Order of the Court.
Leisure Village West Association, Inc.

Jeremy M. Glapion (N.J. Attorney ID No. 145972015)
The Glapion Law Firm, LLC
1704 Maxwell Drive
Wall, New Jersey 07719
Tel.: 732-455-9737
Email: jmg@glapionlaw.com
Plaintiff Pro Se

JEREMY M. GLAPION,

Plaintiff,

v.

LEISURE VILLAGE WEST
ASSOCIATION, INC.,

Defendant.

**SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
GENERAL EQUITY PART
OCEAN COUNTY**

DOCKET NO. OCN-C-00182-26

Civil Action

**CERTIFICATION OF JEREMY M.
GLAPION IN SUPPORT OF ORDER TO
SHOW CAUSE WITH TEMPORARY
RESTRAINTS**

I, Jeremy M. Glapion, of full age, certify as follows:

1. I am the plaintiff in this action and an attorney admitted to practice in New Jersey, appearing pro se. I have personal knowledge of the facts stated in this certification. I submit it under R. 4:52-1(a) in support of my application for an order to show cause with temporary restraints. It sets forth the specific facts on which the application rests.

The Unit and My Membership

2. I own the unit at [REDACTED], Leisure Village West, Manchester Township, New Jersey (the "Unit"), and have owned it since July 22, 2022. As the owner, I am a member of defendant Leisure Village West Association, Inc. (the "Association"). Exhibit A to the Complaint is a true copy of the Association's Bylaws, which I obtained directly from the Association's document portal on its website.

3. I was a member entitled to vote in the Association's August 31, 2026 Board election.

4. I do not reside in the unit; my mother does.

Adoption of the Speech Policy

5. On July 6, 2026, my mother received (and forwarded to me) an email from Community Manager Thomas Hasko transmitting a draft Member Conduct Policy and a draft Social Media Policy for consideration at the Board's August 5, 2026 meeting. Exhibit B to the Complaint is a true copy of that email. Exhibit C to the Complaint is a true copy of the original agenda for that meeting obtained from the Association website.

6. On July 6, 2026, I sent Mr. Hasko and Association counsel Michael Polulak, Esq. a written objection to both drafts. Exhibit D to the Complaint is a true copy.

7. On July 31, 2026, I received the Association's notice revising the August 5 agenda, together with the revised agenda. Exhibits E and F to the Complaint are true copies. The notice states that the language of the withdrawn Social Media Policy was summarized and incorporated into Section 1, Letter G of the proposed Member Conduct Policy.

8. On July 31, 2026, I sent Mr. Hasko and Mr. Polulak a second written objection. Exhibit G to the Complaint is a true copy.

9. I was unable to attend the August 5, 2026 Board meeting in person. A video recording of the meeting is posted at <https://www.youtube.com/watch?v=2i7kdjv1jUM>. I have reviewed that recording, and the statements quoted in paragraph 10 are accurately transcribed from it.

10. At the meeting, residents repeatedly asked Mr. Polulak and Board members to identify the line between permitted criticism and a violation of the proposed policy. At 2:08:10–2:08:25, Trustee Maiocco, now Board President, said that “you have to trust that the people that

you put in here in power will do the right thing.” At 2:08:45–2:08:59, then-Trustee Leslierandal said disagreement with the Board was permitted “as long as it’s done in a civil manner.” At 2:14:36–2:14:48, Mr. Polulak said that what constitutes harassment “is subjective and it depends on context.” At 2:15:01–2:15:18, he identified “frequency,” “loudness,” and “aggressiveness” as factors. At 1:55:53–1:56:03, Mr. Polulak said the policy was drafted broadly to give the Board “enough leverage” to address situations. At 1:58:02–1:58:13, Mr. Polulak acknowledged that decisions in the Association’s alternative dispute resolution process are nonbinding.

11. The Board adopted the Policy Resolution Relating to Member Conduct at the August 5 meeting (the “Speech Policy”). Exhibit H to the Complaint is a true copy of the Speech Policy as adopted, which I obtained from the Association’s website on September 28, 2026.

12. On August 9, 2026, Mr. Polulak wrote to me confirming that the Board had adopted the Speech Policy and had not authorized its rescission. His letter cited Declaration Section 10; Bylaws Article VI, Sections 1 and 1(n); and Bylaws Article IX, Sections 1 and 2 as the sources of the Board’s authority. Exhibit I is a true copy of the Amended and Consolidated Master Deed and Declaration of Restrictive and Protective Covenants of Leisure Village West Association, Inc., (the “Master Deed”). Paragraph 10 of its Declaration of Restrictive and Protective Covenants is the “Declaration Section 10” cited in Mr. Polulak’s letter. I obtained the Master Deed from the Association’s website..

13. Ballots for the August 31, 2026 election were, to the best of Plaintiff’s knowledge, mailed on or about July 29, 2026. Voting concluded on August 31, 2026, when the Association announced that Jane Siegmund, Mark Kasiewniak, and Al D’Amato were elected to three-year terms.

The Speech Policy's Effect on My Speech

14. While I had not previously been involved in Association governance, I became interested and highly concerned upon receipt of the July 6 email and draft policies, which I found to be an extreme and absurd overreach under the Bylaws, the New Jersey Constitution, and a general sense of fairness.

15. I also felt, and feel, that the Board was not honest about its reasons for implementing the Speech Policy—feelings which grew stronger upon learning the timing of the Speech Policy relative to the Board election.

16. As a result of this overreach, I intend to be more watchful, involved, and, when deserved, vocally critical of Association governance.

17. Nevertheless, since August 5, 2026, I have withheld or toned down statements I otherwise would have made, limiting them to communications directly with the Board and/or its Counsel, rather than disseminating communications to or engaging with the community at large regarding my feelings outlined above.

18. I did so because I cannot tell whether the Board would treat them as “incivility,” “hostile communications,” “demeaning” conduct, or part of a prohibited pattern under the Speech Policy, and seek to hold me or my mother accountable.

19. Specifically, between August 5 and today, I would have sought to engage the Community writ large directly on my concerns regarding the Board’s governance, including by direct mailings to interested Community members (i.e., those who spoke at the meeting) or online posts.

20. Should availability permit, I also intend to speak at the Board’s next meeting on October 7. I want to describe the Board’s performance in pointed terms, including pointedly making the case that the timing of the Speech Policy was not coincidental and instead suggests an

intent to influence the election, especially since it was enacted over vehement criticism and is plainly indefensible.

21. I will not do so while the Speech Policy is enforceable, because of the penalties it purports to authorize.

22. I cannot avoid the Speech Policy by moving the discussion to another forum. By its terms, it reaches communications in any form or medium, regardless of where they originate or are received. Complaint Ex. H ¶ 1(g).

23. I am also concerned that the Association will discipline my mother, or hold me responsible for her communications, under paragraphs 1(d) and 1(e) of the Speech Policy.

24. The Speech Policy authorizes fines and suspension of membership rights and privileges, including immediate suspension under paragraph 4(c) that remains in place until the Association confirms that a threat no longer exists. Complaint Ex. H ¶¶ 4(a), 4(c). The Enforcement and Fines Schedule that the Board tabled on August 5 proposed suspension of voting rights. Complaint Ex. F, PDF p. 23, § IV(1).

25. To my knowledge, the Association has not yet charged me or my mother with a violation of the Speech Policy.

Timing of this Application

26. This Application is made after I sought to exhaust all non-judicial remedies, in an effort to save the Association (and, presumably, Community members) time and money.

27. Specifically, between August 9 and September 8, Mr. Polulak and I exchanged numerous emails in an attempt to resolve my concerns.

28. It was not until September 14 that Mr. Hasko stepped in and indicated that the Board would not withdraw the Speech Policy and would instead notify its insurance carrier of the possibility of litigation.

29. On September 22, I provided Mr. Hasko, Mr. Polulak, and the full Board a copy of the draft complaint, and gave a deadline of Monday, September 28, to withdraw the Speech Policy.

30. On September 25, Mr. Polulak indicated that the Board would not withdraw the policy.

31. I therefore filed the operative complaint on September 28, as promised.

32. Interim relief is urgent because the next opportunity to address the Board is October 7, 2026, and free debate will be stifled if the Speech Policy remains in place.

Notice of this Application

33. On September 29, I notified Mr. Polulak, counsel for the Association, by email to address mpolulak@polulaklaw.com (the email address at which Mr. Polulak and I previously corresponded) that I would present an order to show cause with temporary restraints to the Court on September 29. I provided him copies of the Complaint, this certification, the proposed order, and my brief. Mr. Polulak confirmed receipt on September 30. A copy of this email exchange is attached as exhibit J.

34. No prior application has been made for the relief requested in this application.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: September 30, 2026

/s/ Jeremy M. Glapion
Jeremy M. Glapion

JEREMY M. GLAPION
1704 MAXWELL DRIVE
WALL, NEW JERSEY 07719



GLAPION LAW FIRM
TEL. 732-455-9737
JMG@GLAPIONLAW.COM

September 29, 2026

Via eCourts

Hon. Craig L. Wellerson, P.J. Ch.
Superior Court of New Jersey Chancery
Division, General Equity Part Ocean
County Courthouse
206 Courthouse Lane, 1st Floor
Toms River, New Jersey 08753

Re: *Glapion v. Leisure Village West Association, Inc.*
Docket No. OCN-C-00182-26
Letter Brief in Support of Order to Show Cause with Temporary
Restraints

Dear Judge Wellerson:

I am the plaintiff in this action and appear pro se. Please accept this letter brief, in lieu of a more formal brief, in support of my application by Order to Show Cause for temporary restraints and, on the return date, a preliminary injunction against defendant Leisure Village West Association, Inc. (the "Association"). The application seeks an order restraining the Association from the conduct described in paragraphs A through F below, and granting the relief described in paragraphs G through I, all as set out in the proposed Order to Show Cause:

- A. Enforcing, applying, or threatening to enforce the Policy Resolution Relating to Member Conduct adopted by defendant's Board of Trustees on August 5, 2026 (the "Speech Policy"), Exhibit H to the Complaint, against any member, owner, tenant, occupant, resident, or guest, including by issuing any notice of violation, conducting any hearing or alternative dispute resolution proceeding on an alleged violation, imposing or collecting any fine, or suspending any right or privilege; provided, however, that this paragraph does not restrain enforcement of the Speech Policy as applied to physical conduct toward persons or property or to true threats of violence, or enforcement of any rule other than the Speech Policy;
- B. Imposing any fine, suspension, or other discipline under the Speech Policy based in whole or in part on any communication made before the entry of the order, and considering any such communication as evidence of frequency, pattern, repetition, or cumulative effect under paragraph 1(g) of the Speech Policy or otherwise;
- C. Without limiting paragraph A, suspending any right or privilege under paragraph 4(c) of the Speech Policy before the affected owner has been afforded an opportunity for a hearing as required by Article I, Section 9(B) of defendant's Bylaws, or for any period exceeding that permitted by Article I, Section 9(B);
- D. Without limiting paragraph A, suspending the voting rights of any member, or treating any member as not in good standing for purposes of voting, on the basis of any alleged violation of the Speech Policy;

- E. Without limiting paragraph A, imposing any fine, suspension, or other discipline on any owner under paragraphs 1(d) or 1(e) of the Speech Policy on account of any communication or conduct of a tenant, occupant, resident, or guest;
- F. Demanding, under threat of discipline under the Speech Policy, that any person remove, delete, retract, or modify any communication;
- G. Directing defendant, within seven (7) days of entry of the order, to give notice of the order to all members in the form attached as Schedule A, by each means through which defendant ordinarily communicates rules and policies to members, including email distribution to members and posting on the Association website or resident portal, and to file a certification of compliance within three (3) days thereafter;
- H. Providing that no communication made while any restraint entered in this action is in effect shall be the basis for discipline under the Speech Policy, notwithstanding any later dissolution or modification of that restraint, unless the Court expressly orders otherwise; and
- I. Granting such other relief as the Court deems equitable and just.

PRELIMINARY STATEMENT

One week after ballots were mailed for its August 31, 2026 election, the Association’s Board of Trustees adopted the Speech Policy. Compl. Ex. H; Cert. ¶¶ 11–13. The Speech Policy prohibits “incivility,” “hostile communications,” and conduct intended to “demean,” Speech Policy ¶¶ 1(c)(3)–(4), as well as profanity, slurs, and obscene gestures used in a confrontational manner, *id.* ¶ 1(c)(5). It reaches communications “regardless of where the communication originates or is received,” makes

owners answerable for their tenants' and guests' communications, and authorizes suspension of a member's rights before any hearing. *Id.* §§ 1(d)–(g), 4(c).

The Board had no power to adopt the Speech Policy. The Bylaws authorize rules “relative to the operation, use and occupancy of the units, common elements and Association facilities,” Compl. Ex. A, Bylaws art. VI, § 1(n), and the Association's recorded Master Deed ties its powers to administering its lands and premises, Cert. Ex. I, Master Deed §§ A, H. The Bylaws also forbid what Paragraph 4(c) permits: “No such suspension shall be taken by the Board until the Unit Owner is afforded an opportunity for a hearing in accordance with due process.” Bylaws art. I, § 9(B).

Not only is the Speech Policy beyond authority in its scope and enforcement mechanisms, the Board and Association counsel were unable to provide any workable standard for distinguishing “permitted” criticism from actionable criticism, even when pressed on it repeatedly.

Plaintiff has curtailed his criticism of the Board since the Speech Policy took effect, and feels compelled to do so as long as the Speech Policy remains in effect. Cert. §§ 14–23. He asks the Court to restore the status quo that existed from 1972 until the evening of August 5, 2026. The Association loses nothing it had before that date.

LEGAL ARGUMENT

Temporary restraints and a preliminary injunction issue where the movant shows that relief is necessary to prevent irreparable harm, that the legal right underlying the claim is settled, a reasonable probability of success on the merits, and that the balance of hardships favors relief. *Crowe v. De Gioia*, 90 N.J. 126, 132–34 (1982). Where a case implicates the public interest, the Court considers that as well. *Garden State Equality v. Dow*, 216 N.J. 314, 321 (2013). When an injunction “seeks only to

preserve the status quo,” the *Crowe* factors “are not to be looked upon as hard and fast and sharply defined in scope”; they are weighed together in the exercise of the Court’s discretion. *Waste Mgmt. of N.J., Inc. v. Union Cnty. Utils. Auth.*, 399 N.J. Super. 508, 534–35 (App. Div. 2008).

Rule 4:52-1(a) permits temporary restraints where the defendant has notice of the application, which Plaintiff has given. Cert. ¶ 33. The status quo is the one that existed before August 5, 2026. The Association operated without the Speech Policy from its formation in 1972 until that date, Cert. Ex. I, Master Deed at 1, and each restraint requested returns the parties to that position.

Material Facts

The material facts come from the exhibits to the Complaint, including the Bylaws (Compl. Ex. A) and the Speech Policy (Compl. Ex. H); the Association’s recorded Master Deed (Cert. Ex. I); the video of the August 5, 2026 Board meeting; and Plaintiff’s certification.

Plaintiff owns Unit [REDACTED] where his mother resides. Cert. ¶¶ 2, 4.

The Master Deed (formally, the Amended and Consolidated Master Deed and Declaration of Restrictive and Protective Covenants, recorded July 30, 2014) defines “The Condominium” as the Association’s “lands and premises” and vests the Association with “the rights, powers, privileges and duties necessary to or incidental to the proper administration of The Condominium the same being more particularly set forth in the Bylaws.” Cert. Ex. I, Master Deed ¶¶ A, H. Its numbered covenants govern occupancy, the common elements, alterations, leasing, and assessments. Paragraph 10 requires compliance with the Master Deed, Bylaws, and “Rules and Regulations,” and makes noncompliance “grounds for an action to recover sums due, or damages or for injunctive relief.” *Id.* ¶ 10. Amendment requires “the acquiescence of 2/3 of the owners of the Units.” *Id.* ¶ 11.

The Bylaws grant the Board general administrative powers, art. VI, § 1, and authorize rules “relative to the operation, use and occupancy of the units, common elements and Association facilities,” *id.* § 1(n). Article I, Section 9(A) permits suspension of “membership and voting rights” for unpaid assessments. Section 9(B) permits suspension of “rights and privileges” for conduct violations, but only after “an opportunity for a hearing in accordance with due process,” and for no more than thirty days per violation unless a continuing violation remains unabated. Bylaws art. I, § 9. Section 11 defines good standing for voting by assessment status. Bylaws art. I, § 11.

The Association circulated draft member-conduct and social-media policies on July 6, 2026, and Plaintiff objected in writing that day. Cert. ¶¶ 5–6. Ballots were mailed on or about July 29. *Id.* ¶ 13. On July 31, the Association ostensibly withdrew the social-media policy by folding it into paragraph 1(g) of a conduct resolution, and Plaintiff objected again. *Id.* ¶¶ 7–8.

At the August 5 meeting at which the Speech Policy was ultimately adopted, residents repeatedly asked Mr. Polulak and Board members to identify the line between permitted criticism and a violation of the proposed policy. Trustee and current Board President Maiocco said that “you have to trust that the people that you put in here in power will do the right thing.” Then-trustee Leslierandal said disagreement with the Board was permitted “as long as it’s done in a civil manner.” Mr. Polulak said that what constitutes harassment “is subjective and it depends on context” and depends on factors including “aggressiveness” and “loudness.” Mr. Polulak said the policy was drafted broadly to give the Board “enough leverage” to address situations. Mr. Polulak acknowledged that decisions in the Association’s alternative dispute resolution process are nonbinding. Cert. ¶ 10.

The Speech Policy prohibits “incivility,” defined as “significantly unprofessional, abusive, harassing, hostile, or demeaning conduct directed toward another person,” as well as “hostile communications” and repeated conduct intended to “intimidate, demean, or interfere with another person.” Speech Policy §§ 1(c)(3)–(4). It also prohibits profanity used in an (undefined) “confrontational manner.” *Id.* § 1(c)(5). Its list of violations is “illustrative and not exhaustive,” applied in the Board’s “reasonable discretion.” *Id.* § 1(f). It reaches communications “in any form or medium,” “regardless of where the communication originates or is received,” that have “a substantial connection to the Association, its operations, or the community,” and lets the Board weigh their frequency and cumulative effect. *Id.* § 1(g). It holds owners responsible for tenants, guests, and other residents. *Id.* §§ 1(d)–(e). Paragraph 4(c) authorizes immediate suspension, kept “in place until the Association has confirmed that the threat to others no longer exists,” and contestable only afterward through ADR that counsel acknowledged does not bind the Board. *Id.* § 4(c); Cert. § 10.

Since the Speech Policy took effect, Plaintiff has withheld or softened criticism of Board decisions and performance, including during the election. Cert. §§ 14–18. Put plainly, the Speech Policy is so absurd on its face that it, and those supporting its adoption, deserve to be called out pointedly. But the line between “pointed criticism” and speech prohibited in the Speech Policy is impossible to determine.

Irreparable Harm

Harm is irreparable if it cannot be redressed adequately by monetary damages. *Crowe*, 90 N.J. at 132–33. The loss of expressive freedom, “for even minimal periods of time, unquestionably constitutes irreparable injury.” *Elrod v. Burns*, 427 U.S. 347, 373 (1976) (plurality opinion). That

applies with particular force to governance speech, whose value depends on timing. A criticism withheld before an election cannot be delivered afterward to the same effect.

The injury is present, not speculative. The Speech Policy is in force. The Board adopted it over Plaintiff's two written objections and residents' repeated and critical questions at the meeting, and it has refused rescission. Cert. ¶¶ 6, 8, 10, 12, 28–30. Plaintiff need not violate the Speech Policy and await discipline; the deterrence is the harm. The next Board meeting is October 7, at which it will be impossible to speak freely—without risking sanction—while the Speech Policy remains in place. Cert. ¶¶ 20–21, 32.

The harm caused by the discipline the Speech Policy authorizes is equally irreparable. A pre-hearing suspension, or a suspension of voting rights during an election, cannot be undone once the opportunity to exercise the right has passed. And the Speech Policy exposes Plaintiff to discipline for his mother's speech, which he *certainly* does not and cannot control. Speech Policy ¶ 1(e); Cert. ¶ 23.

Settled Legal Right

Plaintiff's claims rest on settled law. Courts review an association's action by asking “(1) whether the Associations' actions were authorized by statute or by its own by-laws or master deed, and if so, (2) whether the action is fraudulent, self-dealing or unconscionable.” *Owners of the Manor Homes of Whittingham v. Whittingham Homeowners Ass'n*, 367 N.J. Super. 314, 322 (App. Div. 2004); *see also Thanasoulis v. Winston Towers 200 Ass'n*, 110 N.J. 650, 657 (1988) (condominium association lacked authority to charge higher parking fees to non-resident owners). The Condominium Act likewise conditions an association's power to fine on authorization in its master deed or bylaws. N.J.S.A. 46:8B-15(f).

The governing instruments are construed together, Cert. Ex. I, Master Deed ¶ H, and a court will not adopt a reading that renders one of their terms meaningless. *Cumberland Cnty. Improvement Auth. v. GSP Recycling Co.*, 358 N.J. Super. 484, 497 (App. Div.), *certif. denied*, 177 N.J. 222 (2003). As an owner bound by those instruments, Plaintiff is entitled to a declaration of their construction and validity. N.J.S.A. 2A:16-53.

In addition, Article I, Paragraph 6 of the New Jersey Constitution “is one of the broadest in the nation” and protects “‘against unreasonably restrictive or oppressive conduct on the part of private entities’ in certain circumstances.” *Dublirer v. 2000 Linwood Ave. Owners, Inc.*, 220 N.J. 71, 78–79 (2014) (quoting *State v. Schmid*, 84 N.J. 535, 560 (1980)). When a common-interest community restricts its members’ speech, courts focus on “the purpose of the expressional activity undertaken” in relation to the property’s use and apply a “general balancing of expressional rights and private property rights.” *Id.* at 85. Governance speech “should be treated as political speech, which is entitled to the highest level of protection in our society.” *Id.*; *see also Comm. for a Better Twin Rivers v. Twin Rivers Homeowners’ Ass’n*, 192 N.J. 344, 371 (2007); *Mazdabrook Commons Homeowners’ Ass’n v. Khan*, 210 N.J. 482, 486 (2012).

Reasonable Probability of Success on the Merits

1. The Board lacked authority to adopt the Speech Policy.

Section 1(n) defines the Board’s rulemaking authority by its object: rules “relative to the operation, use and occupancy of the units, common elements and Association facilities.” Bylaws art. VI, § 1(n). It covers conduct at the clubhouse, the pool, the management office, or a Board meeting. It does not cover an email between neighbors, a social-media post, or a telephone call from another

state that a Trustee finds demeaning. The Speech Policy claims no property nexus. It claims a subject-matter nexus, reaching any communication with “a substantial connection to the Association, its operations, or the community,” wherever made. Speech Policy ¶ 1(g). That substitutes a test the Bylaws do not contain for the one they do.

Any reliance on the general administrative clause of the Bylaws, Article VI, Section 1, also fails. If the general power to administer Association affairs authorized rules governing any communication about those affairs, Section 1(n)’s limit would be meaningless. *Cumberland*, 358 N.J. Super. at 497. The Master Deed confirms the property nexus. It grants the powers “necessary to or incidental to the proper administration of The Condominium,” Cert. Ex. I, Master Deed ¶ H, which it defines as the Association’s “lands and premises,” *id.* ¶ A. Where its covenants regulate conduct, they do so by reference to the common elements. *Id.* ¶¶ 27, 34.

Paragraph 10 of the Master Deed (“Declaration Section 10”), the only Master Deed provision cited in the Speech Policy, is a compliance-and-remedies clause. It requires compliance with the “Rules and Regulations” and supplies judicial remedies: “an action to recover sums due, or damages or for injunctive relief.” Cert. Ex. I, Master Deed ¶ 10. A duty to comply with rules presupposes rules validly adopted; it cannot enlarge the rulemaking power on which their validity depends. The same is true of the Bylaws’ enforcement provisions, Bylaws art. IX, §§ 1–2, and of an owner’s acceptance of the Bylaws and rules on taking title, Cert. Ex. I, Master Deed ¶ 33.

Finally, the instruments reserve their amendment to the owners. Cert. Ex. I, Master Deed ¶¶ 11, 36(a)(ii); Bylaws art. XIII. A Board resolution cannot confer authority they withhold. The Speech

Policy therefore fails at the first step of *Whittingham*, and the business judgment rule does not apply. 367 N.J. Super. at 322.

2. Paragraph 4(c) conflicts with the Bylaws.

Section 9(B) forbids suspension “until the Unit Owner is afforded an opportunity for a hearing in accordance with due process,” and it contains no emergency exception. Bylaws art. I, § 9(B). Paragraph 4(c) authorizes suspension before any hearing and keeps it in place until the Association is satisfied that the “threat to others” has ended. Speech Policy ¶ 4(c). That also replaces Section 9(B)’s thirty-day limit and continuing-violation rule with the Board’s prediction of future harm. After-the-fact ADR that does not bind the Board is no substitute. Cert. ¶ 10. Because the Master Deed makes the Bylaws “an integral part” of the plan of ownership, Cert. Ex. I, Master Deed ¶¶ H, 9, a conflicting resolution is unauthorized. *Whittingham*, 367 N.J. Super. at 322.

3. Nothing authorizes suspension of voting rights for a conduct violation.

Where the Bylaws permit suspension of voting rights, they say so, and only for unpaid assessments. Bylaws art. I, § 9(A). Section 9(B) omits voting, and Section 11 ties voting good standing to assessment status. *Id.* art. I, §§ 9(B), 11. State law is to the same effect. N.J.S.A. 45:22A-45.2; N.J.A.C. 5:26-8.8(c). Yet the Board has considered a fines schedule suspending voting rights “to the extent permitted” by the governing documents, Cert. ¶ 24, and Paragraph 4(a)’s authorization to suspend membership rights and privileges does not exclude the vote, Speech Policy ¶ 4(a). The Court should restrain any such suspension.

4. The Speech Policy independently violates Article I, Paragraph 6.

The Speech Policy reaches governance speech wherever it occurs, including off Association property through private media, where the Association’s property interest is not merely minimal, as in

Dublirer, 220 N.J. at 86, but absent. Unlike the sign limits upheld in *Twin Rivers*, which left residents free to “walk through the neighborhood, ring the doorbells of their neighbors, and advance their views,” *Dublirer*, 220 N.J. at 82 (quoting *Twin Rivers*, 192 N.J. at 368), the Speech Policy leaves no alternative channel. Nor does it supply standards. Its operative terms are undefined judgments of tone, its list of violations is “illustrative and not exhaustive,” and its safe harbor for criticism applies only “provided such communications do not otherwise constitute conduct prohibited by this Policy.” Speech Policy ¶¶ 1(c), 1(f), 3(b). Restrictions must be “clearly written in advance” so that written criteria can guide a board’s discretion, and their absence “has the natural effect of chilling speech.” *Dublirer*, 220 N.J. at 88 (first quotation quoting *Mazdabrook*, 210 N.J. at 502).

Relative Hardship, the Public Interest, and the Scope of Relief

The Association suffers no cognizable hardship. It operated without the Speech Policy from 1972 until August 5, 2026, and the proposed order preserves every other rule and remedy, including actions under paragraph 10 of the Master Deed and contact with law enforcement. It also preserves enforcement of the Speech Policy as to physical conduct and true threats of violence. Because the restraints cost the Association nothing, no more than nominal security is warranted. The public interest favors relief: the members of a 2,692-unit community are entitled to evaluate those who govern them without predicting whether the Board will call their criticism uncivil. Cert. Ex. I, Master Deed ¶ C(2); see *Dublirer*, 220 N.J. at 86–88.

The relief must also be broad enough to work. Because the Board lacked authority to adopt the Speech Policy at all, the defect is not specific to Plaintiff, and relief limited to him would leave him exposed through the derivative provisions. Speech Policy ¶¶ 1(d)–(e). If the Court limits relief, it

should at minimum protect Plaintiff and the occupants and guests of his unit. *See* Compl., Prayer for Relief ¶ C. Because Paragraph 1(g) lets the Board aggregate communications by frequency and cumulative effect, relief must reach communications already made and those made while restraints are in effect; otherwise the Board could assemble a pattern and act when the restraints lift.

Further, because the chill reaches every member who knows of the Speech Policy, members must be told of any restraint issued here, through channels the Bylaws already designate for member notice, lest speech continue to be chilled among members who are not monitoring court filings. *Cert. Ex. I, Master Deed at 4* (quoting Bylaws art. III, § 3).

CONCLUSION

For the reasons stated above, Plaintiff respectfully requests that the Court enter the Order to Show Cause with the temporary restraints requested and, on the return date, preliminarily enjoin enforcement of the Speech Policy as set forth in the proposed Order.

Respectfully submitted,



Jeremy M. Glapion
Plaintiff Pro Se

EXHIBIT I



INSTR # 2014065980
 OR BK 15860 PG 1840
 RECORDED 07/30/2014 10:29:17 AM
 SCOTT M. COLABELLA, COUNTY CLERK
 OCEAN COUNTY, NEW JERSEY

**AMENDMENT TO THE MASTER DEEDS OF
 LEISURE VILLAGE WEST ASSOCIATION, INC.
 TO AMEND AND CONSOLIDATE ALL MASTER DEEDS INTO ONE**

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; and

WHEREAS, the Association is governed by a uniform set of Bylaws, attached hereto as Exhibit A, which may be amended from time to time; and

WHEREAS, the follow Master Deeds were recorded in the Office of the Clerk of Ocean County, regarding various portions of the larger property governed by the Association:

Condo #	Recording Date of M.D.	Deed Book & Page
1	10/26/1972	Book 3252, Page 79
2	10/26/1972	Book 3252, Page 134
3	10/13/1972	Book 3248, Page 467
4	10/26/1972	Book 3252, Page 189
5	10/26/1972	Book 3252, Page 240
6	10/13/1972	Book 3248, Page 522
7	10/26/1972	Book 3252, Page 290
8	10/26/1972	Book 3252, Page 348
9	2/16/1973	Book 3280, Page 685
10	2/16/1973	Book 3280, Page 740
11	2/16/1973	Book 3281, Page 1
12	2/16/1973	Book 3281, Page 56
13	2/16/1973	Book 3281, Page 106
14	2/16/1973	Book 3281, Page 156
15	9/28/1973	Book 3340, Page 252
16	9/28/1973	Book 3340, Page 306
17	9/28/1973	Book 3340, Page 358
18	9/28/1973	Book 3340, Page 423
19	9/28/1973	Book 3340, Page 476
20	9/28/1973	Book 3340, Page 538
21	9/28/1973	Book 3340, Page 594
22	9/28/1973	Book 3340, Page 647
23A	1/21/1977	Book 3586, Page 332 (23A)
23B	4/13/1977	Book 3605, Page 316 (23B)
23C	2/1/1977	Book 3588, Page 550 (23C)
24A	1/21/1977	Book 3586, Page 382 (24A)

49 1m 530 - Cml 60

25	1/21/1977	Book 3586, Page 432
26	1/21/1977	Book 3586, Page 482
27	1/21/1977	Book 3586, Page 532
28	4/13/1977	Book 3605, Page 120
29	4/13/1977	Book 3605, Page 168
30	4/13/1977	Book 3605, Page 216
31	4/13/1977	Book 3605, Page 267
32	8/5/1977	Book 3636, Page 449
33	8/5/1977	Book 3636, Page 498
34	8/5/1977	Book 3636, Page 546
35	8/5/1977	Book 3636, Page 596
36	8/5/1977	Book 3636, Page 647
37	10/17/1977	Book 3658, Page 354
38	10/17/1977	Book 3658, Page 302
39	11/14/1977	Book 3666, Page 198
40	11/14/1977	Book 3666, Page 248
41	4/17/1978	Book 3706, Page 159
42	4/17/1978	Book 3706, Page 245
43	4/26/1978	Book 3709, Page 1
44	4/17/1978	Book 3706, Page 331
45	4/26/1978	Book 3709, Page 86
46	4/26/1978	Book 3709, Page 173
47	4/26/1978	Book 3709, Page 259
48	1/10/1978	Book 3683, Page 1
49	1/10/1978	Book 3683, Page 51
50	1/21/1980	Book 3891, Page 399
51	1/21/1980	Book 3891, Page 500
52	1/21/1980	Book 3891, Page 601
53	1/21/1980	Book 3891, Page 701
54	11/5/1980	Book 3958, Page 81
55	11/5/1980	Book 3958, Page 178
56	7/6/1981	Book 4007, Page 87
57	7/6/1981	Book 4007, Page 185
58	11/5/1980	Book 3958, Page 276
59	2/8/1982	Book 4044, Page 111
60	NEVER BUILT	NEVER BUILT
61	8/23/1983	Book 4142, Page 682
62	8/23/1983	Book 4142, Page 748
63	8/23/1983	Book 4142, Page 820
64	2/9/1984	Book 4183, Page 12
65	3/5/1984	Book 4187, Page 341
66	9/25/1984	Book 4241, Page 777
67	11/21/1984	Book 4258, Page 327

68	11/1/1985	Book 4360, Page 627
69	11/1/1985	Book 4360, Page 743
70	11/1/1985	Book 4360, Page 801
71	7/31/1985	Book 4329, Page 334
72	6/25/1986	Book 4434, Page 811
73	11/1/1985	Book 4360, Page 685
74	7/31/1985	Book 4329, Page 262
75	12/1/1982	Book 4092, Page 133
76	9/3/1985	Book 4339, Page 99
77	12/2/1993	Book 5114, page 714
78	5/9/1986	Book 4419, Page 530
79	5/9/1986	Book 4419, Page 588
80	3/23/1987	Book 4439, Page 817
81	3/23/1987	Book 4439, Page 759
82	3/23/1987	Book 4527, Page 465
83	3/23/1987	Book 4527, Page 524
84	3/23/1987	Book 4527, Page 642
85	3/23/1987	Book 4527, Page 701
86	3/23/1987	Book 4530, Page 118
87	5/8/1987	Book 4547, Page 775
88	5/28/1987	Book 4554, Page 425
89	7/2/1987	Book 4568, Page 432
90	7/2/1987	Book 4568, Page 490
91	10/5/1987	Book 4600, Page 1
92	5/19/1988	Book 4663, Page 789
93	9/9/1988	Book 4696, Page 731
94	6/28/1988	Book 4675, Page 200
95	1/31/1989	Book 4733, Page 278
96	6/4/1991	Book 4907, Page 394
97	7/24/1989	Book 4772, Page 617
98	1/4/1988	Book 4627, Page 166
99	10/5/1987	Book 4600, Page 60

; and

WHEREAS, Section 12 of each of the Master Deeds for Condominiums #1 through #22, was amended on February 22, 2002 in Deed Book 10734, Page 417, et seq., to require a two-thirds vote of all Unit owners and mortgagees to amend the Master Deeds; and

WHEREAS, Section 12 of each of the Master Deeds for Condominiums #23A through #55, and #58, provides, "This instrument and any of its provisions shall not be revoked or amended without the acquiescence of 2/3 of the owners and 2/3 of the mortgagees of all of the mortgages covering the Units";

and

WHEREAS, Section 13 of each of the Master Deeds for Condominiums #56, #57, and #59 through #76, and #78 through #99, provides, "This instrument and any of its provisions shall not be revoked or amended without the acquiescence of 2/3 of the owners and 2/3 of the mortgagees of all of the mortgages covering the Units"; and

WHEREAS, Bylaws, Article III, Section 3, provides, "The Secretary shall provide notice of the annual and any special meetings of the Association to each member by means of LVW news, KLVW TV or creeper or by regular mail directed to the last known post office address as shown on the records of the Association. Such notice shall be given not less than 10 days nor more than 60 days before the date of such meeting and shall state the date, time and place of the meeting and the purpose. The Secretary shall notify members of the open Trustees' meeting by means of Leisure Village West Closed Circuit Television system on KLVW. Channel 12, or by such other means as may be determined by the Trustees"; and

WHEREAS, Bylaws, Article III, Section 4, provides, "The President may call special meetings of the members whenever he deems such a meeting advisable..."; and

WHEREAS, the Association's Board of Trustees (the "Board") believes it is in the best interest of the Association and its membership to consolidate the Master Deeds into one Master Deed; and

WHEREAS, the Board President called a special meeting of the membership to vote to amend and consolidate the Master Deeds into one Master Deed; and

WHEREAS, notice of the special meeting was given to the membership in accordance with Bylaws, Article III, Section 3; and

WHEREAS, a special meeting was held on June 18, 2014; and

WHEREAS, at least two-thirds (2/3) of the membership, whose property is subject to the following Master Deeds, voted to approve this amendment and to consolidate into a single Master Deed, but only if two-thirds (2/3) of the membership for each and every Master Deed in the Association votes to amend; i.e., all Master Deeds consolidate, or none consolidate:

Condo #	Recording Date of M.D.	Deed Book & Page	Voted to Consolidate
1	10/26/1972	Book 3252, Page 79	YES
2	10/26/1972	Book 3252, Page 134	YES
3	10/13/1972	Book 3248, Page 467	YES
4	10/26/1972	Book 3252, Page 189	YES
5	10/26/1972	Book 3252, Page 240	YES
6	10/13/1972	Book 3248, Page 522	YES
7	10/26/1972	Book 3252, Page 290	YES
8	10/26/1972	Book 3252, Page 348	YES
9	2/16/1973	Book 3280, Page 685	YES
10	2/16/1973	Book 3280, Page 740	YES
11	2/16/1973	Book 3281, Page 1	YES
12	2/16/1973	Book 3281, Page 56	YES
13	2/16/1973	Book 3281, Page 106	YES
14	2/16/1973	Book 3281, Page 156	YES
15	9/28/1973	Book 3340, Page 252	YES
16	9/28/1973	Book 3340, Page 306	YES
17	9/28/1973	Book 3340, Page 358	YES
18	9/28/1973	Book 3340, Page 423	YES
19	9/28/1973	Book 3340, Page 476	YES
20	9/28/1973	Book 3340, Page 538	YES
21	9/28/1973	Book 3340, Page 594	YES
22	9/28/1973	Book 3340, Page 647	YES
23A	1/21/1977	Book 3586, Page 332 (23A)	YES
23B	4/13/1977	Book 3605, Page 316 (23B)	YES
23C	2/1/1977	Book 3588, Page 550 (23C)	YES
24A	1/21/1977	Book 3586, Page 382 (24A)	YES
25	1/21/1977	Book 3586, Page 432	YES
26	1/21/1977	Book 3586, Page 482	YES
27	1/21/1977	Book 3586, Page 532	YES
28	4/13/1977	Book 3605, Page 120	YES
29	4/13/1977	Book 3605, Page 168	YES
30	4/13/1977	Book 3605, Page 216	YES
31	4/13/1977	Book 3605, Page 267	YES
32	8/5/1977	Book 3636, Page 449	YES
33	8/5/1977	Book 3636, Page 498	YES
34	8/5/1977	Book 3636, Page 546	YES
35	8/5/1977	Book 3636, Page 596	YES
36	8/5/1977	Book 3636, Page 647	YES
37	10/17/1977	Book 3658, Page 354	YES
38	10/17/1977	Book 3658, Page 302	YES
39	11/14/1977	Book 3666, Page 198	YES

40	11/14/1977	Book 3666, Page 248	YES
41	4/17/1978	Book 3706, Page 159	YES
42	4/17/1978	Book 3706, Page 245	YES
43	4/26/1978	Book 3709, Page 1	YES
44	4/17/1978	Book 3706, Page 331	YES
45	4/26/1978	Book 3709, Page 86	YES
46	4/26/1978	Book 3709, Page 173	YES
47	4/26/1978	Book 3709, Page 259	YES
48	1/10/1978	Book 3683, Page 1	YES
49	1/10/1978	Book 3683, Page 51	YES
50	1/21/1980	Book 3891, Page 399	YES
51	1/21/1980	Book 3891, Page 500	YES
52	1/21/1980	Book 3891, Page 601	YES
53	1/21/1980	Book 3891, Page 701	YES
54	11/5/1980	Book 3958, Page 81	YES
55	11/5/1980	Book 3958, Page 178	YES
56	7/6/1981	Book 4007, Page 87	YES
57	7/6/1981	Book 4007, Page 185	YES
58	11/5/1980	Book 3958, Page 276	YES
59	2/8/1982	Book 4044, Page 111	YES
60	NEVER BUILT	NEVER BUILT	YES
61	8/23/1983	Book 4142, Page 682	YES
62	8/23/1983	Book 4142, Page 748	YES
63	8/23/1983	Book 4142, Page 820	YES
64	2/9/1984	Book 4183, Page 12	YES
65	3/5/1984	Book 4187, Page 341	YES
66	9/25/1984	Book 4241, Page 777	YES
67	11/21/1984	Book 4258, Page 327	YES
68	11/1/1985	Book 4360, Page 627	YES
69	11/1/1985	Book 4360, Page 743	YES
70	11/1/1985	Book 4360, Page 801	YES
71	7/31/1985	Book 4329, Page 334	YES
72	6/25/1986	Book 4434, Page 811	YES
73	11/1/1985	Book 4360, Page 685	YES
74	7/31/1985	Book 4329, Page 262	YES
75	12/1/1982	Book 4092, Page 133	YES
76	9/3/1985	Book 4339, Page 99	YES
77	12/2/1993	Book 5114, page 714	YES
78	5/9/1986	Book 4419, Page 530	YES
79	5/9/1986	Book 4419, Page 588	YES
80	3/23/1987	Book 4439, Page 817	YES
81	3/23/1987	Book 4439, Page 759	YES
82	3/23/1987	Book 4527, Page 465	YES

83	3/23/1987	Book 4527, Page 524	YES
84	3/23/1987	Book 4527, Page 642	YES
85	3/23/1987	Book 4527, Page 701	YES
86	3/23/1987	Book 4530, Page 118	YES
87	5/8/1987	Book 4547, Page 775	YES
88	5/28/1987	Book 4554, Page 425	YES
89	7/2/1987	Book 4568, Page 432	YES
90	7/2/1987	Book 4568, Page 490	YES
91	10/5/1987	Book 4600, Page 1	YES
92	5/19/1988	Book 4663, Page 789	YES
93	9/9/1988	Book 4696, Page 731	YES
94	6/28/1988	Book 4675, Page 200	YES
95	1/31/1989	Book 4733, Page 278	YES
96	6/4/1991	Book 4907, Page 394	YES
97	7/24/1989	Book 4772, Page 617	YES
98	1/4/1988	Book 4627, Page 166	YES
99	10/5/1987	Book 4600, Page 60	YES

WHEREAS, the membership of each and every Master Deed voted by at least a two-thirds (2/3) majority to consolidate into a single Master Deed;

NOW, THEREFORE, each Master Deed listed above shall be amended and consolidated into one uniform Master Deed, and those prior Master Deeds – except for Schedules to each Master Deed that contain Metes and Bounds Descriptions, Site Plans, Maps, Elevations and Proportional Ownership Information – shall become null and void upon the recording of this amendment. The consolidated Master Deed is as follows:

LEISURE VILLAGE WEST ASSOCIATION, INC.

**AMENDED AND CONSOLIDATED
MASTER DEED AND DECLARATION OF RESTRICTIVE
AND PROTECTIVE COVENANTS**

A. All the lands and premises owned by the Leisure Village West Association, Inc. (the "Association") are hereby made expressly subject to the provisions of this instrument and are described in the original Master Deeds listed above, and such lands and premises shall hereinafter be referred to as "The Condominium". The metes and bounds and other legal descriptions of such lands, general and limited common elements, Units and any other real property described in said Master Deeds are made a part hereof. All of said property was, under each original Master Deed, and shall remain, under this Consolidated Master Deed, subject to the "Condominium Act", N.J.S.A. 46:8B-1, et seq.

B. The Units built on the Condominium Property shall consist of:

1. the volumes or cubicles of space enclosed by the unfinished inner surfaces of perimeter and interior walls, ceilings and floors thereof, including vents, doors, windows and such other structural elements that ordinarily are regarded as enclosures of space; and
2. all interior dividing walls and partitions (including the space occupied by such walls and partitions) excepting load bearing interior walls; and
3. the decorated inner surfaces of said perimeter and interior walls (including decorated inner surfaces of all interior load bearing walls), floors and ceilings, consisting of wallpaper, paint, plaster, carpeting, tiles and all other finishing materials affixed or installed as part of the physical structure of the Unit and all immediately visible fixtures, mechanical system and equipment installed and for the sole and exclusive use of the Unit, commencing at the point of disconnection from the structural body of the building and from the utility lines, pipes or systems serving the Unit. No pipes, wires, conduits or other public utility lines or installations constituting a part of the overall systems designed for the service of any particular Unit or multi-Unit building, nor any of the structural members or portions of any kind, including fixtures and appliances with the Unit, which is not removable without jeopardizing the soundness, safety or usefulness of the remainder of the building, shall be deemed to be a part of any Unit. The word "Unit", when used throughout this instrument, shall be deemed to refer to each of the Units as herein described.

C. A separate Freehold Estate in the remaining portions of the lands and premises hereinabove described with all improvements constructed and to be constructed thereon, including all appurtenances thereto, which said remaining portions shall be hereinafter known and referred to as "general common elements". More specifically, the general common elements shall include, but not be limited to the following:

1. The parcel of land described above.
2. The 1,148 multi-Unit buildings described above including the space within each of said buildings not otherwise herein defined as being embraced within the 2,692 Units, and including the foundations, roofs, ceilings, perimeter walls, load bearing

interior walls, and partitions, slabs, stairways, entrance and exit or communication ways, patios, balconies, garages, pipes, wires, conduits, air ducts and public utility lines, including the above.

3. All of the roads, parking spaces, walkways, paths trees, shrubs, yards, gardens, etc., located or to be located on the aforesaid parcel of land.
4. All other elements of the buildings constructed or to be constructed on the aforesaid parcel of land, rationally of common use or necessary to their existence, upkeep and safety and, in general, all other devices or installations existing for common use.

The general common elements shall not include any of the Units as hereinabove described. The interest in the general common elements appurtenant to each Unit, as said interest shall be hereinafter defined, shall not include any interest whatsoever in any of the other Units and the space within them.

There is herewith reserved to each Unit created hereby and the owner thereof, an easement of use in the common elements comprising the buildings containing said Units for the purpose of permitting full use and enjoyment of each Unit as a residential dwelling in accordance with its intended purpose.

D. For the purpose of this instrument, the ownership of each Unit shall conclusively be deemed to include the respective undivided interest, as specified and established hereinafter, in the common elements and each Unit together with its appurtenant undivided interest in the common elements is defined and hereinafter referred to as "Unit". The general common elements in The Condominium shall be owned by the owner or owners of each Unit as tenants-in-common, the undivided interest of each therein being as set forth hereinafter. The aforesaid property will be owned under the Condominium concept, when the title to the aforesaid lands and all of the improvements constructed and to be constructed thereon are held or acquired by two or more persons in any manner whereby each person is vested of (1) the fee simple ownership of one or more of the Units, and (2) an undivided interest as tenants-in-common in the correlative general common elements, all pursuant to the provisions of this plan of ownership, the Condominium Act of the State of New Jersey and the restrictions, covenants, limitations and conditions herein set forth.

E. Portions of the general common elements are hereby set aside and reserved for the restricted use of the respective Units to the exclusion of the other Units and such portions shall be known and referred to herein as "Limited Common Elements". The limited common elements restricted to the use of the respective Units are described in the following paragraph. The term "common elements" when used throughout this instrument shall mean both general and limited common elements.

F. The individual Units hereby established and which shall be individually conveyed, the building number and type, the limited common elements restricted to the use of one or more individual Units and the percentage of interest of each Unit and the general and limited common elements are described as follows:

See Section F of the original Master for each Unit. The percentage interest of ownership in the common elements that is assigned to each Unit in its original Master Deed shall remain unchanged under this amended and consolidated Master Deed. These percentages of interest are memorialized in Section F of each original Master Deed and are made a part hereof as if restated in full (including any references to such percentages outside of Section F). In addition, all limited common elements restricted to each element shall remain as described in Section F of the original Master Deed for each Unit.

The percentage of interest in the general and limited common elements shall also be the

percentage appertaining to the several Units in the common expenses, common surplus, and rights in, the said common elements. The proportionate representation appertaining to each Unit for voting purposes in the Association of owners shall be as set forth in Article III of the Bylaws of the LEISURE VILLAGE WEST ASSOCIATION, which Bylaws are attached hereto as Exhibit A.

G. The respective undivided interest in the common elements hereby established and to be conveyed with the respective elements hereby established shall have a **permanent character and shall not be altered or changed without the acquiescence of all of the Unit owners of all of the Units in The Condominium** and the GRANTOR, its successors and assigns and GRANTEES, covenant and agree that the undivided interest in the common elements and the fee titles to the respective Units conveyed therewith, shall not be separately conveyed, transferred, alienated or encumbered and the said undivided interest shall be deemed to be conveyed, transferred, alienated or encumbered with its respective Unit notwithstanding the description in the instrument of conveyance, transfer, alienation or encumbrance may refer only the fee title to the Unit. The GRANTOR, its successors and assigns, and the GRANTEES, further covenant and agree that any conveyance, transfer or alienation of any Unit shall conclusively be deemed to include all of the interest of the owner or owners in LEISURE VILLAGE WEST ASSOCIATION and any encumbrances upon any Unit shall also be conclusively deemed to attach to all of the interest of the owner or owners of said Unit in LEISURE VILLAGE WEST ASSOCIATION.

H. The Condominium shall be administered, supervised and managed by LEISURE VILLAGE WEST ASSOCIATION, a non-profit corporation of the State of New Jersey, presently having its principal office at 959 Buckingham Drive, Lakehurst, New Jersey which shall act by and on behalf of the owners of the Units in the Condominium in accordance with this instrument, the Bylaws of the Association and in accordance with the Condominium Act of the State of New Jersey, its supplements and amendments. The said Bylaws form an integral part of this plan of ownership herein described and this instrument shall be construed in conjunction with the provisions of said Bylaws. Pursuant to the requirement of the Condominium Act of the State of New Jersey, LEISURE VILLAGE WEST ASSOCIATION is hereby designated as the form of administration of The Condominium and the said Association is hereby vested with the rights, powers, privileges and duties necessary to or incidental to the proper administration of The Condominium the same being more particularly set forth in the Bylaws of the Association hereunto attached. The said Association shall also be empowered to exercise any of the rights, powers, privileges or duties, which may from time to time, be established by law or which may be delegated to it by the owners or co-owners of Units in The Condominium.

The said Association shall also be empowered to administer, supervise and manage any other condominiums which may be subsequently declared and created as part of condominium planned retirement community known a LEISURE VILLAGE WEST and situated in the Township of Manchester, upon lands and premises contiguous or adjacent to the lands of this condominium.

DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS AND AGREEMENTS AND EASEMENT GRANTS

To further implement this plan of ownership, to make feasible the ownership and sale of Units in LEISURE VILLAGE WEST, to preserve the character of the community and to make possible the fulfillment of the purpose of cooperative living intended, the GRANTOR, its successors and assigns, by reason of this Declaration, and all future owners of Units in these Condominiums by their acquisition of title thereto, covenant and agree as follows:

1. That the common elements shall be owned in common by all of the owners of Units and none others. The common elements shall remain undivided and no Unit owner shall bring any action

for partition or division of the whole or any part thereof except as otherwise provided by law or in Article X, Section 2, of the Bylaws of LEISURE VILLAGE WEST ASSOCIATION.

2. That each Unit shall, for all purposes, constitute a separate parcel of real property which may be owned in fee simple and which may be conveyed, devised, inherited, transferred or encumbered along with its allocated percentage in the common elements, in the same manner as any other parcel of real property, independently of all other Units, subject to the provisions of this instrument, the Bylaws of LEISURE VILLAGE WEST ASSOCIATION and the Condominium Act of the State of New Jersey. No part of any Unit shall be conveyed, devised, inherited, transferred or encumbered apart from the whole of said Unit and its correlative percentage in the common elements.
3. That the Unit shall be occupied, within the limitations set forth in the covenants herein contained, and used by the respective owners only as a private residential dwelling for the owner, his family, tenants and social guests and for no other purposes.
4. That in the event that any portion of the common elements encroaches upon any Unit, or vice versa, or in the event that any portion of one Unit encroaches upon another Unit, a valid easement for the encroachment and for the maintenance of the same, so long as it stands, shall and does exist. In the event that any one or more of the multi-Unit buildings is partially or totally destroyed and is then rebuilt in substantially the same location, and as a result of such rebuilding any portion of the common elements encroaches upon the Units, or vice versa, or any of the Units encroach upon another Unit, a valid easement for such encroachment and for the maintenance thereof, so long as it stands, shall and does exist.
5. That in interpreting any and all provisions of this instrument, the Schedules attached hereto, subsequent deeds and mortgages to individual Units, etc., the actual location of the Unit shall be deemed conclusively to be the property intended to be conveyed, reserved or encumbered notwithstanding any minor deviations, either horizontally or vertically, from the proposed locations. To the extent that such minor variations in location do or shall exist, a valid easement therefore and for the maintenance thereof does and shall exist. This covenant is necessary by reason of the fact that The Condominium is to be constituted, and this plan of ownership applicable thereto will be implemented, prior to the completion of construction of some of the multi-Unit buildings shown on the condominium maps.
 - a) The following Schedules from each of the original Master Deeds noted above shall be incorporated herein and made a part hereof as if reproduced in full:
 - i. Metes & Bounds
 - ii. Map of Section
 - iii. Floor Plans and Architectural Elevations
 - iv. Percentages of Interest in the Common Elements and Rights to Certain Limited Common Elements
6. That, as to those portions of the general common elements of The Condominium that lie within the right of way lines as shown on the condominium maps, a valid non-exclusive easement for the benefit of the GRANTOR, its successors and assigns, does and shall continue to exist thereon for the maintenance, operation and renewal thereof and as a means of providing ingress and egress to other portions of the general and limited common elements and to other contiguous lands of the GRANTOR, its successors and assigns.
7. That a valid easement does and shall continue to exist throughout the common elements for the

purpose of installation, maintenance, repair and replacement of all sewer, water, power, telephone, television and other transmission pipes, lines, mains, conduits, wires, poles, transformers and any and all other equipment or machinery necessary or incidental to the proper functioning of any utility system.

8. That every owner of a Unit shall automatically, upon becoming the owner of such Unit, be a member of LEISURE VILLAGE WEST ASSOCIATION and shall remain a member of said Association until such time as his ownership ceases for any reason, at which time his membership in said Association shall automatically cease. Other than as an incident to a lawful transfer of title to a Unit, membership in the Association shall be nontransferable and any attempted transfer shall be null and void.
9. That the administration of The Condominium shall be in accordance with the provisions of this instrument, the Bylaws and Rules and Regulations of LEISURE VILLAGE WEST ASSOCIATION and the Condominium Act of the State of New Jersey.
10. That each owner, tenant and occupant of a Unit shall comply with the provisions of this instrument and the Bylaws and Rules and Regulations of LEISURE VILLAGE WEST ASSOCIATION and failure to comply therewith shall be grounds for an action to recover sums due, or damages or for injunctive relief.
11. This instrument and any of its provisions shall not be revoked or amended without the acquiescence of 2/3 of the owners of the Units.
12. That the owner or co-owners of each Unit are bound to contribute to the common expenses of administration of maintenance, repair or replacement of the common elements and the expenses of administering and maintaining LEISURE VILLAGE WEST ASSOCIATION and all its real and personal property in such proportions and amounts as shall, from time to time, be fixed by the trustees of the Association and to any other expenses that may be lawfully agreed upon. No owner may exempt himself from contributing toward such expenses by waiver of the use or enjoyment of the common elements or the community recreational facilities of the Association or by abandonment of the Unit owned by him.
13. That all charges and expenses chargeable to any Unit shall constitute a lien against said Unit in favor of LEISURE VILLAGE WEST ASSOCIATION, which lien shall be prior to all other liens except (1) assessments, liens and charges for taxes past due and unpaid on the Unit, (2) a bona fide mortgage lien, if any, to which the Unit is subject, and (3) any other lien recorded prior to recording the claim of lien. Such lien shall be effective from and after the time of recording in the public records of Ocean County of a claim of lien stating the description of the Unit, the name of the record owner, the amount due and the date when due and payable when the claim of lien is recorded and shall be signed and verified by an officer or agent of the Association. Upon full payment of all sums secured by the lien, the party making payment shall be entitled to a recordable satisfaction of lien.

Liens for unpaid assessments may be foreclosed by suit brought in the name of the Association in the same manner as a foreclosure of a mortgage on real property. The Association shall have the power to bid in the Unit at foreclosure sale and to acquire, hold, lease, mortgage and convey. Suit to recover a money judgment for unpaid assessments may be maintained without waiving the lien securing the same. The title acquired by any purchaser following any such foreclosure sale shall be subject to all of the provisions of this instrument, the Bylaws and Rules and Regulations of LEISURE VILLAGE WEST ASSOCIATION and the Condominium Act of the State of New

Jersey and, by so acquiring title to the Unit, said purchaser covenants and agrees to abide and be bound thereby.

14. Any Unit owner or any purchaser of a Unit prior to completion of a voluntary sale may require from the Association a statement showing the amount of unpaid assessments pertaining to such Unit and the Association shall provide such statement within ten (10) days after request therefore. The holder of a mortgage or other lien on any Unit may request a similar statement with respect to such Unit. Any person other than the Unit owner at the time of issuance of any such statement who relies upon such statement shall be entitled to rely thereon and his liability shall be limited to the amounts set forth in such statement.
15. If a mortgagee of a first mortgage of record or other purchaser of a Unit acquires title to such Unit as a result of foreclosure of the first mortgage, such acquirer of title, his successors and assigns, shall not be liable for the share of common expenses or other assessments by the Association pertaining to such Unit or chargeable to the former Unit owner which became due prior to acquisition of title as a result of the foreclosure. Such unpaid share of common expenses and other assessments shall be deemed to be common expenses collectible from all of the remaining Unit owners including such acquirer, his successors and assigns.
16. A Unit may be sold by the sheriff on execution, free of any claim, not a lien of record, for common expenses or other assessments by the Association but any funds derived from such sale remaining after satisfaction of prior liens and charges but before distribution to the previous Unit owner, shall be applied to payment of such unpaid common expenses or other assessments if written notice thereof shall have been given to the sheriff before distribution. Any such unpaid common expenses which shall remain uncollectible from the former Unit owner for a period of more than sixty (60) days after such sheriff's sale may be reassessed by the Association as common expenses to be collected from all Unit owners including the purchaser who acquired title at the sheriff's sale, his successor and assigns.
17. LEISURE VILLAGE WEST ASSOCIATION may acquire recreational facilities whether or not contiguous to the Condominium property for the enjoyment, recreation and benefit of Unit owners. Such recreational facilities may consist of a community hall or auditorium, arts and crafts rooms, card rooms, meeting rooms, woodworking shop, swimming pool, pool building, lakes or ponds, golf courses, shuffleboards, etc., and the fees, costs and expenses of acquiring, maintaining, operating, repairing or replacing any of such facilities and the personal property used in the operation of enjoyment of the same, shall be common expenses. The purchase or acquisition for value of additional recreational facilities with funds of LEISURE VILLAGE WEST ASSOCIATION shall be deemed to be a capital expense and thus require authorization by an affirmative vote of 80 percent of the interest of the members representative of the undivided ownership of the Condominium as a whole, notwithstanding anything to the contrary in the Bylaws.
18. That each owner tenant and occupant of a Unit shall be prohibited from utilizing or installing air-conditioning Units through exterior modification of the Unit or through window openings. The only air-conditioning Units that will be permitted are those Units which are considered central in nature and installed on a slab outside of the actual Unit. In the event that any Unit owner wishes to install a central air-conditioning system in the Unit, the entire plan and specifications for the installation must be approved by the Association. In the event the installation has been accomplished by any other party and not the GRANTOR, the individual Unit owner shall be liable and responsible for the maintenance of the central air-conditioning system.

19. That the GRANTOR shall have the right to construct any buildings or appurtenances, attachments or additions to any buildings, at any time, according to specified plans even though such plans might cause or create an encroachment on the common elements, without regard to such encroachment.
20. The GRANTOR shall be permitted to construct open patio courts or wooden decks, which open patio courts shall be classified as a limited common element dedicated to the exclusive use of the Unit owner upon whose Unit the open patio court or wooden deck abuts. The maintenance of the area within definition of the open patio court as constructed will be the responsibility of the individual Unit owner. In the event that the Unit owner shall not maintain the open patio court or wooden deck area then the Association shall have the right to come upon the area and maintain it in a manner consistent with the maintenance of the remainder of the condominium and the Association shall have the right to charge the Unit owner for such maintenance and the Unit owner shall have the obligation to pay for such maintenance. In the event the Unit owner fails to pay for such maintenance provided, the Association shall have the right to place a lien upon the Unit for the unpaid fees, which lien shall be foreclosable in a manner similar to a mortgage.
21. That no fences other than those built and constructed by the GRANTOR shall be permitted to be built on the lands and premises. That to the extent any dwelling Unit or other structure erected or to be erected on any of the said lands and premises shall have a fence constructed by GRANTOR, said fence being constructed on the common elements shall be a part of those common elements and the maintenance of the fence shall be the responsibility of the Association. No Unit owner shall encroach upon, improve, alter, renovate, modify or add to such fences or in any way attach anything to same.
22. It is understood that the area above the plane of the ceiling and under the roof is a common element and the Association has the right to govern the use of that common element. Permission is deemed solely for the purpose of light storage and not for live loading. No more than twelve (12) pounds per square foot shall be stored in the area with access by the pull-down attic stairs. Any proposed use other than for light storage must be approved by the Association.
23. Any Unit owner wishing to install attic/roof fans must obtain a permit from the Association and if said work in installation of the attic/roof fan is not to be done by GRANTOR, then a plan for said attic/roof fan installation must be submitted to the Association for approval.
24. That no detached garages other than those built and constructed by GRANTOR shall be permitted to be built on the lands and premises. That to the extent any dwelling Unit or other structure erected or to be erected on any of the said lands and premises shall have a porch, said porch shall be considered a limited common element dedicated to the use of the individual Unit owner to which the limited common element is attached, designated and defined. The GRANTOR shall have the right to enclose such porch prior to the conveyance of the deed to the Unit owner. Any subsequent enclosure of the porch by the Unit owner shall be done only with the permission of the Association. The maintenance of such porch shall be the responsibility and obligation of the Unit owner.
25. That to the extent any dwelling Unit or other structure erected or to be erected on any of the said land and premises shall have appliances sold by the GRANTOR or the identical make and model number offered by GRANTOR, then the Association shall maintain such appliances. The replacement of such appliance is the responsibility of the Unit owner. If no appliances are provided or sold by GRANTOR as part of the Unit (other than standard range and hood) then no maintenance of the appliances shall be provided by Association.

26. That no owner shall make any structural modifications or alterations within the Unit without the written consent of LEISURE VILLAGE WEST ASSOCIATION or its duly authorized representative and no act shall be done under any circumstances which does or may tend to impair the structural integrity of any of the multi-Unit buildings or adversely affect any of the common elements.
27. That each owner or co-owner, tenant or occupant of a Unit may use the element held in common in accordance with the purpose for which they are intended, without hindering or encroaching upon the lawful rights of the other owners or co-owners, tenants or occupants.
28. That LEISURE VILLAGE WEST ASSOCIATION shall have the irrevocable right, to be exercised by the Board of Trustees or its duly authorized representative, to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the common elements therein accessible therefrom or for making emergency repairs therein necessary to prevent damage to the common elements or to another Unit or Units.
29. That Units shall not be rented by the owners thereof for transient or hotel purposes, which shall be defined as (a) rental for any period less than 30 days, or (b) any rental if the occupants of the Unit are provided customary hotel services, such as room service for food and beverages, maid service, furnishing laundry and linen, bell boy service, etc. Subject to the provisions hereof, the owners of the respective Units shall have the right to lease the same provided that the terms of the lease are subject to the covenants, conditions, and restrictions contained in this instrument, the Bylaws and Rules and Regulations of LEISURE VILLAGE WEST ASSOCIATION and the Condominium Act of the State of New Jersey.
30. a) That in event of fire or other disaster or casualty resulting in damage to a building or buildings and common elements of The Condominium less than two-thirds of the value of The Condominium, the net proceeds of any insurance collected shall be made available for the purpose of restoration or replacement, the new building costs shall be paid by all of the co-owners directly affected by the damage in proportion to the value of their respective Units. If any of the co-owners who were directly affected by the damage shall refuse to make payments, the Board of Trustees shall levy an assessment in the amount proportionate to the value of the Units affected by the damage, the proceeds of such assessment being paid, with the insurance indemnity, to the Association for the purpose of covering the costs of repair and replacement. In the event any owner or owners shall fail to respond to the assessment by payment thereof within a reasonable time, the Association shall have authority to cause such restoration or reconstruction to be accomplished and the charge the costs thereof less any applicable insurance credits, to the owners of Units in the proportions mentioned. Such costs less insurance credit, shall constitute a lien against the Unit of such owner and may be enforced and collected in the same manner as all other liens as hereinbefore provided. The provisions of this section may be changed by unanimous resolution of the Unit owners concerned, adopted, subsequent to the date on which the fire or other disaster or casualty occurred.
- b) That in the event of a total destruction of the entire Condominium, or if the common elements are damaged or destroyed to more than two-thirds of the value of The Condominium, the Unit owners of the said Condominium may elect to reconstruct or replace the said building and common elements. In the event of an election to reconstruct or replace, the payment of the costs thereof shall be made as provided in the preceding section of this paragraph. If the Unit owners shall elect not to reconstruct or replace, 75% or more of the Unit owners of The

Condominium, with the consent of all of the mortgagees holding first mortgages on the Units within The Condominium, may elect at a duly called meeting of said Unit owners to sell the entire Condominium for cash and upon terms. In the event the election is made to sell, the covenants against partition contained in the Declaration of Restrictive and Protective Covenants shall become null and void and the said owner or owners shall be entitled to convey their interests in The Condominium and may invoke relief in a Court of Chancery to compel such sale and partition against those owners who shall have refused to approve such a sale and partition. All sums received from insurance shall be combined with the proceeds of sale of The Condominium. After providing for all necessary costs and expenses, including court costs and reasonable attorney's fees in the event of any litigation necessary to compel any owner or owners to join in a conveyance of their interest in The Condominium, distribution of the combined funds shall be made to the owner or owners of the Units in the said Condominium in accordance with their respective undivided interest in the common elements as set forth in hereinabove, and to mortgagees and other lien holders, all as their interest shall appear.

c) In the event the Board of Trustees shall determine that the existing buildings in The Condominium are obsolete, the Board at any meeting of the Unit owners, may call for a vote by said Unit owners to determine whether or not the entire Condominium should be placed on the market and sold. In the event 90% of the Unit owners, with the consent of all mortgagees, determine that the property should be sold, the applicable provisions of the preceding section pertaining to the sale of the property shall become effective.

d) That in the event that the Board of Trustees shall determine that any of the community and recreational facilities or any other real or personal property of the Association are obsolete, the Board, at any regular or special meeting of the members of LEISURE VILLAGE WEST ASSOCIATION, may call for a vote by the Association membership to determine whether or not the said property should be demolished and replaced. In the event that 90% of the Association membership, with the consent of all mortgagees, shall determine that the said property should be demolished and replaced, the costs thereof shall be assessed against all of the members of the Association equally.

e) That LEISURE VILLAGE WEST ASSOCIATION, acting by and on behalf of the co-owners of The Condominium shall insure the buildings against risk of loss by fire and other casualties covered by a standard extended coverage endorsement, including vandalism and malicious mischief and such other risks as the Board of Trustees of the Association shall from time to time require, all in accordance with the provisions of the Bylaws of the Association. Nothing contained in this covenant and no provisions of the Bylaws shall be deemed to prohibit any owner or co-owner from insuring his Unit for his own account and for his own benefit. No owner or co-owner shall, however, insure any part of the common elements whereby, in the event of loss thereto, the right of LEISURE VILLAGE WEST ASSOCIATION to recover the insurance indemnity for such loss in full, shall be diminished or impaired in any way. For the purpose of determining the insurable value of a Unit, the value of the carpeting and major appliances located in each apartment Unit shall be included in such value.

31. If all or any part of the common elements shall be taken, injured or destroyed by eminent domain, each Unit owner shall be entitled to notice of such taking and to participate through the Association in the proceedings incident thereto. Any damages shall be for the taking, injury or destruction as a whole and shall be collected by the Association and distributed by it among the Unit owners in such proportion to each Unit owner's undivided interest in such common elements except to the extent that the Association deems it necessary or appropriate to apply them to repair or restoration of any such injury or destruction.

32. That in order to preserve the character of The Condominium as a retirement community recreational area, anything to the contrary herein notwithstanding, occupancy of all Units shall be restricted as follows, portions of said restrictions being imposed by the Zoning Ordinance of the Township of Manchester:

- a) To any person of the age of 55 years or over; or
- b) A husband or wife, regardless of age, residing with his or her spouse, provided the spouse of such person is the age of 55 years or over; or
- c) The child or children residing with a permissible occupant, provided the child or children is or are of the age of 19 years or over; or
- d) The individual or individuals, regardless of age, residing with and providing physical or economic support to a permissible occupant.

The foregoing occupancy restrictions shall not be construed to prohibit the occupants of any of the Units from entertaining guests, of any age, in their Units, including temporary residency not to exceed three (3) months. Full time occupancy in any event, however, shall be **limited to three occupants**.

33. That the common elements shall be subject to a valid easement hereby granted to the Township of Manchester, but not to the public in general, to enter upon all roadways, streams, lakes, parking areas, driveway, sidewalks, and walkways for the purpose of maintaining the safety, health, welfare, police and fire protection of the citizens of the Township of Manchester, including the residents of The Condominium. The present title to the property hereby subdivided by GRANTOR, and the title to each Unit which shall be hereafter conveyed or acquired in any manner is hereby expressly declared and made subject to the terms and provisions of this instrument and the acquisition of title by any person to a Unit shall be conclusively deemed to mean that acquirer approves, adopts and ratifies the provisions of this instrument, the Bylaws and Rules and Regulations of LEISURE VILLAGE WEST ASSOCIATION and will comply therewith. The covenants, agreements and restrictions set forth herein shall run with the land and shall be binding upon GRANTOR, its successors and assigns and by all persons claiming by, through or under GRANTOR, their heirs, executors, administrators and assigns.

It is the intention of the GRANTOR that the provisions of this instrument are severable so that if any provision, condition, covenant or restriction thereof shall be invalid or void under any applicable federal, state or local law, the remainder shall be unaffected thereby. In the event that any provision, condition, covenant or restriction thereof, is at the time of recording of this instrument, void, voidable or unenforceable as being contrary to any applicable federal, state or local law the GRANTOR, its successors and assigns and all persons claiming by, through or under GRANTOR covenant and agree that any future amendments or supplements to the said laws having the effect of removing said invalidity, voidability or unenforceability, shall be deemed to apply retrospectively to this instrument which otherwise might be invalid and it is covenanted and agreed that any such amendments and supplements to the said laws shall have the effect herein declared as fully as if they had been in effect at the time of the execution of this instrument.

34. GRANTOR hereby expressly reserves unto itself, LEISURE VILLAGE WEST ASSOCIATION and their respective successors and assigns, for the benefit of all Unit owners in all condominiums

comprising LEISURE VILLAGE WEST, the right to prohibit any act, action or activity by or on the part of any Unit owner or his or her agents, servants, employees, sub-contractors, guests or invitees, the effect or consequence of which would be to change, alter, modify, supplement or otherwise adversely affect the common elements of The Condominium or any portion thereof, as thus determined by GRANTOR or Association in their sole discretion.

Any specific prohibition or proscription herein contained notwithstanding, no Unit owner shall have the right to make or cause to be made any change alteration, modification or other amendment or supplement to the common elements without the prior express written permission of the Association having been obtained.

No failure to act or inaction by GRANTOR or Association hereunder to enforce the foregoing prohibition shall be deemed to be a waiver, acceptance or consent by either to any violation hereunder, and either GRANTOR or Association, jointly or severally, shall at all times have the power to enforce any and all of the foregoing restrictive and protective covenants by action at law or equity on behalf of themselves and all other Unit owners in all condominiums of LEISURE VILLAGE WEST.

35. Institutional Lenders. For the purposes of this paragraph, the term "Institutional Lender" shall mean and refer to any bank, mortgage banker, savings and loan association or other financial institution or pension fund which is the owner of a first mortgage of record which encumbers any Unit. The term "Institutional Lender" shall also mean and refer to any Institutional lender taking a first mortgage position.
36. Anything to the contrary in this Master Deed or the Bylaws or Articles of Incorporation of the Leisure Village West Association notwithstanding, the following shall apply with respect to each Institutional Lender having an interest in the Condominium of a Unit therein.
 - a) The prior written approval of fifty one (51) percent of the institutional holders of a first mortgage (hereinafter called "first mortgage") lien on any Unit in the Condominium is required for the following:
 - i. The abandonment or termination of the Condominium except for abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation of eminent domain.
 - ii. Any material amendment to the Master Deed or to the Bylaws or Articles of Incorporation of Leisure Village West Association, including, but not limited to, any amendment which would change the percentage interests of the Unit Owners in the Condominium, the number of votes of a Unit Owner in the Association or the purposes to which any Unit or the Common Elements are restricted.

An institutional holder of a first mortgage who receives a written notice pursuant to the provisions of this subsection (a) and does not deliver to the Association a negative response within thirty (30) days of receipt of said notice shall be deemed to have approved such request.

- b) No Unit in the Condominium may be partitioned or subdivided without prior written approval of any Institutional Lender for such Unit.
- c) Any lien the Association may have on any Unit in the Condominium for the payment of

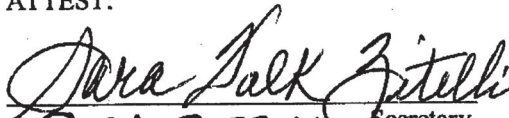
Common Expenses assessments attributable to each Unit is subordinate to the lien or equivalent security interest of any Mortgage on the Unit recorded prior to the date any such Common Expense assessment became due.

- d) Any Mortgage holding an interest in the Condominium or a Unit therein shall upon request, (i) be permitted to inspect the books and records of the Association during normal business hours; (ii) receive an annual audited financial statement of the Association within ninety (90) days following the end of any fiscal year of the Association; (iii) receive written notice of all meetings of the Association and be permitted to designate a representative to attend all such meetings; and (iv) receive written notice of any default of the Unit Owner under the Master Deed, Declaration of Restrictive and Protective Covenants, the Bylaws and Rules and Regulations the Association, including but not limited to a default in the payment of any common expense assessment, which defaults are not cured within 60 days written notice to cure same by the Association; (v) receive written notice of any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association;
- e) In the event of substantial damage to or destruction of any Unit or any part of the Common Elements, any Mortgagee which may be affected shall be entitled to timely written notice of any such damage or destruction. No Unit Owner or other party shall have priority over such Mortgagee with respect to the distribution to such Unit of any insurance proceeds.
- f) If any Unit or portion thereof, or the Common Elements or any portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, then the Institutional Lender holding a Mortgage on the Unit(s) is entitled to timely written notice of any such proceeding or proposed acquisition and no Unit Owner or other party shall have priority over such Institutional Lender with respect to the distribution to such Unit(s) of the proceeds of any award or settlement.
- g) Any Institutional Lender who holds a Mortgage lien on a Unit who obtains title to the Unit as a result of foreclosure of the mortgage, or by deed or assignment in lieu of foreclosure, or any purchaser in a foreclosure sale, or their respective successors and assigns, is not liable for the share of Common Expenses or other assessments by the Association pertaining to such Unit or chargeable to the former Unit Owner which became due prior to acquisition of title. Such unpaid share of Common Expenses and other assessments shall be deemed to be Common Expenses collectible from all of the remaining Unit Owners including such acquirer, his successors and assigns.
- h) Any management agreement for the Condominium will be terminable by the Association with or without cause upon ninety (90) days' prior written notice thereof, and the term of any such agreement shall not exceed one year.
- i) Notwithstanding the absence of any express provision to such effect in the Mortgage instrument, in the event that there is any default in the payment of any installment of a Common Expense assessment with respect to any Unit, either regular or special, any Mortgage holding a mortgage in such Unit shall be entitled to declare such mortgage in default in the same manner that is permitted by such mortgage with respect to any default in the payment of real estate taxes.

37. Ownership of Units shall be limited to two, including the one occupied by the owner.

IN WITNESS WHEREOF, the LEISURE VILLAGE WEST ASSOCIATION, INC. has caused these presents to be signed and attested by the President of the Board of Trustees, by virtue of the authority of the vote of the membership of the Association, this 30 day of JUNE, 2013. 2014

ATTEST:

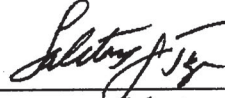

SARA ZITELLI Secretary

LEISURE VILLAGE WEST
ASSOCIATION, INC.


SALVATORE J. TOZZI President

NOW THEREFORE, Salvatore J. Tozzi, the President of Leisure Village West Association, Inc., based on the authority granted by the Association's By-Laws, Master Deed, and the unit owner vote reflected above, hereby submits this Master Deed Amendment for recordation in the Ocean County Clerk's Office.

Leisure Village West Association, Inc.,



Salvatore J. Tozzi, President

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) ss.
COUNTY OF OCEAN)

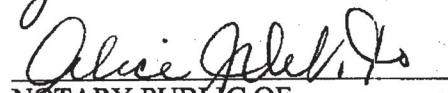
On the 30 day of June, 2014, Salvatore J. Tozzi personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the foregoing document as the President of Leisure Village West Association, Inc. (the "Association") and

(b) this document was signed and delivered by the Association as its voluntary act and deed by virtue of authority of the vote of its membership.

Signed and sworn to before me on

June 30, 2014



NOTARY PUBLIC OF
NEW JERSEY

ALICE J. DeVITO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 31, 2016

RECORD AND RETURN TO:
MCGOVERN LEGAL SERVICES, LLC
P.O. Box 1111
NEW BRUNSWICK, NJ 08903-1111
(732)-246-1221