



# **Leisure Village**

## **Association, Inc.**

402 BRIDGEWATER DRIVE  
RIDGE, NEW YORK 11961-1431

BOARD OF DIRECTORS  
VILLAGE ADMINISTRATION  
(631) 744-0473  
FAX (631) 744-2937

TREASURER'S OFFICE  
(631) 744-1660  
RECREATION OFFICE  
(631) 744-0334  
FAX (631) 744-0333

We are pleased to learn that you are planning to purchase a Condominium unit in Leisure Village. We are very proud of our community and believe it is one of the most desirable retirement facilities on Long Island.

Leisure Village is a large complex of 1500 condominiums located on 240 desirable acres. We have a nine hole par three golf course, swimming pool and attractive patio facilities. Our Recreation Complex is the center of our social activities and it contains a large auditorium as well as woodworking, ceramic, lounge, library, billiard room, fitness center and other useful facilities.

The Board of Directors of Leisure Village Association Corporation is authorized to manage and administer the day to day business operations and implement the By Laws and Rules and Regulations which codify the responsibilities of the resident of Leisure Village.

Prospective buyers must realize that they are trading certain individual decision making for the benefits derived from community living. The binding Leisure Village Rules and Regulations are designed for the good of our Association and our Residents. Voluntary compliance with established Association Rules and Regulations by all Residents are obligatory.

New residents are strongly urged to carefully read the Condominium Offering Plan and the Rules of Regulations Blue Book which describe the responsibilities and obligations of a unit owner.

Leisure Village is a community of self-sustaining individuals who enjoy the privacy, safety and tranquility of retirement living. Leisure Village is not an assisted living facility. The Association is unable to provide the medical and social care of residents who are not capable of independent living. Potential residents who are not able to live independently are strongly urged to consider an Assisted Living Facility.

For over 30 years Leisure Village has been a very attractive and desirable Retirement Community. Residents are encouraged to voluntarily participate in our social activities that are planned and administered by our recreational staff.

**Board of Directors**  
**Leisure Village Association, Inc.**

*An Active Independent Adult Community!*

## IMPORTANT INFORMATION FOR NEW OWNERS

Please be advised that Leisure Village is protected by Security and they will not allow entry to any moving van or vehicle of a new resident without proper authority from the Administration Office. This can only be obtained by contacting the Treasurer's Office.

You must call the Treasurer's Office at 744-1660 (MONDAY – FRIDAY 8:00 AM TO 4:00 PM) at least **2 days prior to your confirmed closing date for your access into the Village** and to schedule the mandatory registration appointment you are required to attend. Your registration appointment takes place after closing.

If you fail to contact us you will have a difficult time getting into the Village, especially if your closing takes place on or over a weekend.

The scheduled registration appointment will be held in the Treasurer's Office of Leisure Village located in the Administration Building in the complex. **NO WALK-IN REGISTRATIONS ARE ACCEPTED.** It is necessary for you to provide us with proof of your age since there is an age requirement for living in the Village (one resident must be 55 years old-please refer to condo offering plan and rules).

During your registration you will receive a photo ID (**residents living in the Village only**), receive a packet of important information, and have an orientation to answer questions to help you with your adjustment into condo living. If you are a resident owner (person actually living in the Village) and have a valid car registration and license, you will need a bar code to gain access into the community. We will need a copy of your license and valid registration (\$10.00 fee required). If you are a resident who does not drive, and you do not have a car registered in your name, your license or state identification will be used as your entry into the Village.

**Please keep in mind that you cannot make any renovations to your condo without first contacting the Administration Office of Leisure Village for the proper paperwork and permits.**

Looking forward to meeting you!!!

LEISURE VILLAGE ASSOCIATION, INC.  
Board of Directors

**PLEASE REMEMBER TO CONTACT UTILITY COMPANIES  
TO SET UP SERVICE:**

**Suffolk County Water Authority**

(631) 698-9500

**Suffolk County Sewer**

(631) 852-4060

**PSEGLI**

(631) 755-6000



**CONTACT TO SET UP YOUR ACCOUNT:**

VANESSA MORAN, BULK ACCOUNT MANAGER

EMAIL: [Vanessa.Moran@AlticeUSA.com](mailto:Vanessa.Moran@AlticeUSA.com)

- ❖ **PREFERRED CABLE PACKAGE AND ONE CABLE BOX INCLUDED**
- ❖ IF YOU ADD ADDITIONAL SERVICES SUCH AS THE PHONE AND INTERNET OR ADDITIONAL BOXES, YOU WILL BE BILLED ACCORDINGLY



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**PLEASE NOTE THE FOLLOWING:**

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LEISURE VILLAGE ASSOCIATION REQUIRES PROOF OF AGE OF ANY PERSON WHO WILL BE LIVING IN ANY UNIT OF LEISURE VILLAGE BEFORE ISSUING ANY PAPER WORK GRANTING THE RIGHT OF FIRST REFUSAL OR ANY PAPERWORK GRANTING A LEASE.

PROOF OF AGE RECEIVED: \_\_\_\_\_ TYPE OF PROOF RECEIVED: \_\_\_\_\_

**Please provide current contact information:**

Purchaser(s) Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Attorney's Name & Number \_\_\_\_\_

Attorney's Email \_\_\_\_\_

Realtor's Name & Number \_\_\_\_\_

Realtor's Email \_\_\_\_\_

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Dear Purchaser,

This is to inform you that all the units in Leisure Village Association, Inc. are protected by Fire Alarms. Fire Alarm inspections are mandated by the Town of Brookhaven and are conducted twice a year. You must be present or make an arrangement for someone to be there on those days. The schedule of inspections done each month can be found in the monthly Leisure Topics Newsletter. It is your responsibility to check this calendar each month to watch for your unit's next inspection date. There is a penalty charge of \$100.00 for missed inspections.

Owners of "A" units must keep electric current to the Fire Alarm Panel in the "ON" position at all times and the electric must never be turned off to that panel. This also applies to units' 237-B, 435-C, 460-B, 461-B, and 483-D which house the Fire Alarm Panel because there is no panel in the "A" units in those Condos.

The next Fire Alarm Inspection for Unit \_\_\_\_\_ will take place in the month of \_\_\_\_\_. You can contact the Administration Office at 744-0473 to find out the exact date of the next inspection. Any questions you might have regarding fire alarms will be answered on this line.

I will comply with the above regulations to the best of my ability. Read and signed by:

Purchaser(s): \_\_\_\_\_

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

Purchaser(s): \_\_\_\_\_

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

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## INSTRUCTIONS FOR GRANTING THE WAIVER OF LETTER OF RIGHT OF FIRST REFUSAL

### INSTRUCTIONS FOR THE PURCHASER(S):

1. Purchaser shall adhere to By-Laws of Leisure Village Association, Inc.
2. Purchaser agrees the unit will be used and occupied in accordance with the age restrictions set forth in the Declaration of Condominium as well as the zoning rules of the Town of Brookhaven.
3. Purchaser agrees that there will be no more than three persons living in a unit.
4. Purchaser agrees that there will be no more than one pet within size requirements in household. Please keep in mind that pets are not permitted in rentals.
5. Purchaser is required to sign a condo Power of Attorney (enclosed).
6. Purchaser agrees to complete and file with the Treasurer's Office an Access to Unit form which designated person(s) authorized to have access to the unit in the event of death or incompetence.(to be completed at registration)
7. A \$250.00 membership fee (membership in Leisure Village Association, Inc.) initially paid to the Association may be added to the selling price or paid DIRECTLY to the seller at closing by the Purchaser (seller choice).
8. **Purchaser MUST contact the Treasurer's Office at 744-1660 when a confirmed closing date is scheduled (at least 2 (two) days prior) to set a registration date in the office. Appointments take place after closing. No walk-in registrations, by appointment only.**

Purchaser(s) \_\_\_\_\_

\_\_\_\_\_  
**BOARD OF DIRECTORS  
LEISURE VILLAGE ASSOCIATION, INC**

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## RULES AND REGULATIONS STRICTLY ENFORCED

- ❖ Gas BBQs prohibited.
- ❖ Strict Pet Rules:
  - one pet – violators \$250.00 fine each month (subject to change)
  - 6' leash only, no retractable leashes – violators \$100.00 fine (subject to change)
  - not picking up after pet – \$200.00 fine (subject to change)
  - not curbing dog or walking on common lawn areas - \$100.00 fine (subject to change)
  - pet shall not be larger than 25 lbs. & 18" (proof of Town of Brookhaven dog license is required)
- ❖ Fire alarm panels in each building (porch or garage) are inspected 2 times annually.
- ❖ Garages, porches and front sheet rock out are common property.
- ❖ Garages are for vehicles, not storage.
- ❖ Non-garaged units are assigned one parking spot only.
- ❖ Guests are not permitted to use the amenities unless accompanied by the resident. guest badges are mandatory.
- ❖ No children under the age of 19 are permitted to live in the community.
- ❖ All residents should obtain a barcode for their vehicle for access into the community.
- ❖ We strongly recommend leaving a key with security in case of an emergency.
- ❖ Maximum of 3 people per unit.
- ❖ Parking and traffic rules are strictly enforced. (see fines, fees & rebates located in the back of the blue book)
- ❖ Permits are required for anything structurally changing. contractors must be licensed and insured. Permits must be approved before start of work. Please note when purchasing a unit in the village, anything that has been updated prior to your ownership becomes your responsibility. (ex: upgraded windows, exterior doors, etc.)
- ❖ Three-foot area is to be maintained by the resident. Please see guidelines in the blue book. Mulch is not permitted in the community.
- ❖ Penetrating or affixing anything to the exterior of the building is not permitted.

Purchaser(s) \_\_\_\_\_  
\_\_\_\_\_

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### Leisure Village Vehicle Policy

There is only one car permissible, per resident, per unit. (Ex: If there is one resident in the unit, only one car is allowed. If there are two residents in the unit, only two vehicles are permitted.) There are no more than three residents/vehicles permitted.

Garaged unit must utilize their garage and driveway. Resident street parking is only for use of a third residents' vehicle. There is one side of the street parking as determined by you and your neighbors.

Non-garaged units must use their assigned spot, not the street for convenience. Any additional vehicles may be parked in an unassigned spot or on the street. There is one side of the street parking as determined by you and your neighbors. Back In/ Reverse parking is not permitted by any non-garaged unit.

By signing this, you are acknowledging that you are aware of the policy and agree to adhere to it.

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Date

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### Leisure Village Pet Policy

To All Potential Residents of Leisure Village,

As of January 1, 2022, Leisure Village Association is changing our policy regarding pets. It will remain a one pet policy but moving forward there will be a weight restriction. No pet shall be larger than 25 pounds or 18 inches tall. You must also provide proof that your pet is licensed.

By signing this, you are acknowledging that you are aware of the new policy and agree to adhere to it.

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Date



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

TO WHOM IT MAY CONCERN:

I HAVE READ THE LEISURE VILLAGE ASSOCIATION, AMENDED BY-LAWS  
POLICIES RULES AND REGULATIONS OF LEISURE VILLAGE (BLUE BOOK)

\_\_\_\_\_  
SIGNATURE(S) OF PROSPECTIVE BUYER(S)/ RENTER(S)

\_\_\_\_\_  
SIGNATURE(S) OF PROSPECTIVE BUYER(S)/ RENTER(S)

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To All Potential Residents of Leisure Village,

Included is some important information you should be aware of prior to the closing of your new home.

The insurance carrier for Leisure Village has found that some of the circuit breaker panels are quite outdated. There is a concern for safety, and we are highly recommending that anyone with a Federal Pacific panel, replace it. Replacement is at the homeowner's expense.

The Town of Brookhaven Fire Marshal has informed us that some units have outdated heat sensors that need replacement. This is the homeowner's responsibility. The cost of replacement is \$125.00 for the first and \$25.00 for each additional one. It will be determined upon our verification of common elements, which takes place prior to closing, or by our alarm inspection company if the unit you are purchasing needs any replacements.

The Town of Brookhaven is now requiring that each bedroom has a smoke detector. The smoke detector can be battery operated. This also is the homeowner's responsibility.

By signing this, you are acknowledging that you are in receipt of this information.

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Date

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## Contents of Purchasing Sales Packet

- Pg 3. Provided current contact information.
- Pg 4. Fire Alarm Inspection Notice
- Pg 5. Instructions for granting the Right of First Refusal.
- Pg 6. Rules & Regulations
- Pg 7. Vehicle Policy
- Pg 8. Pet Policy
- Pg 9. Blue Book Acknowledgement
- Pg 10. Circuit Breaker Panel/ Heat Sensors/ Smoke Detectors

By signing this, you are acknowledging that you are in receipt of the information within the Leisure Village sales packet, you are aware of the policies and agree to adhere to them.

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Date

State of New York  
County of \_\_\_\_\_), ss

On the \_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Notary Public

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## POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS, THAT I, (WE), residing at \_\_\_\_\_ have made, constituted and appointed, and by THESE PRESENTS do make, constitute and appoint the Board of Managers of Leisure Village Condominium No. \_\_\_\_\_, Brookhaven, Long Island, New York, my (our) true and lawful attorney for me (us) and in my (our) name, place and stead, to engage in real estate transactions within the meaning of the General Obligations Law as limited by the provisions of Article II, Sections 2 of the By-Laws of said Leisure Village Condominium and particularly subdivisions (g), (h), (i), (j), (k), and (l) thereof, in so far as much By-laws relate to the authority of said Board of Managers hereby giving and granting unto my (our) said attorney full power and authority to do and perform all an every act or thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes, as I (we) might or could do if personally present, with full power of substitutions and revocation, hereby ratifying and confirming all that my (our) said attorney, or his substitute, shall lawfully do our cause to be done by virtue thereof.

Purchaser(s): \_\_\_\_\_ Date: \_\_\_\_\_

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

State of New York  
County of \_\_\_\_\_), ss

On the \_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Notary Public

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