



**Lions Head
Woods**

Condominium Association Inc.

100 Lions Head Woods Blvd., Lakewood, NJ 08701

Tel: 732-477-3851 *Fax: 732-477-3451

LHWmanager@optonline.net

Dear New Resident/Prospective Buyer:

I would like to take this opportunity to welcome you to the community of Lions Head Woods! While a formal welcome meeting to review all Association information will be arranged at your convenience upon "move in", there are several mutually important issues that I would like to bring to your attention.

- 1). While pets are permitted, there shall be no more than two cats or dogs
 - Dogs to be leashed at all times when outdoors.
 - Pets are never permitted on residential lawns or on the clubhouse grounds.
 - Walk pets along the boulevard or in wooded areas. Association regulations require you to curb all pets. Local ordinances require you to scoop all waste -it's the law.
- 2). Included with your monthly maintenance fee are a bundle of provided services and maintenance items. However, there are many items that fall under "Unit Owner's Responsibilities". It is important for new owners to read the Master Deed and By-Laws for a comprehensive explanation of these issues.
- 3). Under the terms of your "Prospectus", any exterior changes that you wish to make to your residence or property must first be approved by the Architectural Control Committee and the LHW Board of Trustees. The application for this is available at the Manager's Office in the Clubhouse. Examples of work that require an Architectural Control Committee and Trustee approval include:
 - Patio or deck installation
 - Landscaping or shrubbery (other than minor attention to your existing front shrubbery beds)
 - Satellite Dish antennas (strict installation specs apply)
 - Windows, exterior or entrance doors, or garage door

Under no circumstances can you make any changes to the outside of your unit without consulting the Office and complying with all Association By-Laws and/or Architectural Rules & Regulations. If in doubt, please ask. Your management staff is eager to help. The office hours are 9 am to 1 pm, Monday through Friday.

Tune to Cable TV "House Channel 77" for Lions Head Woods news and useful information.

Your interest in making improvements and beautifying your premises is certainly encouraged, and we appreciate your cooperation in following the above guidelines. Please do not hesitate to contact the office should any questions arise.

Very Truly Yours,

LIONS HEAD WOODS CONDOMINIUM ASSOCIATION, INC.

Maria Cassidy, CMCA
Community Manager



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Rate Card

2011 Monthly Maintenance Fee \$210.00

Maintenance fee includes the following:

- Landscaping, lawn care, water sprinkler system
- Snow removal
- Exterior and roof maintenance
- Security – 24/7 Video Surveillance
- Scheduled Activities
- Heated outdoor swimming pool
- 2 tennis courts
- 2 bocce courts
- Shuffleboard and horseshoes
- Clubhouse with lounge, library, game room with billiard tables and Great room
- Limited use of all common areas
- Professional Manager on-site

Contribution to Capital (one time) \$1,000.00

- One owner must be 55 or older, as permitted by Law
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