

NOTICE TO REALTORS, TITLE AGENTS, CLOSING ATTORNEYS
AND POTENTIAL PURCHASERS AND SELLERS

Lake Parsippany Property Owners Association (LPPOA) implemented a mandatory annual assessment in 2017, required for all owners of property in the original purchase tract of Lake Parsippany. Some property owners filed a lawsuit challenging that fee in the matter of Purzycki, et als. v. Lake Parsippany Property Owners Association, Inc., Docket No. C-00002-17. In October 2019, the Superior Court found in favor of LPPOA. As a result, all property owners are members of LPPOA, and subject to dues and assessments.

Property in Lake Parsippany is subject to deed rights and restrictions and is part of a common interest ownership plan. Owners of the property are automatically full members but may elect to waive certain rights and pay only a basic member fee.

As part of the seller's disclosure, when listing a home for sale, information regarding mandatory membership that must be provided to realtors, title agents, attorneys, and potential purchasers can be found on the website www.lake-parsippany.org. If you are unsure if your property is in the original purchase tract, you may check your deed chain of title back to the original 1933 deed or you may email the LPPOA; be sure to include your address and lot/block number.

The contact information for LPPOA is as follows:

Lake Parsippany Property Owners Association
P.O. Box 62
Parsippany, NJ 07054

Email: [Contact Us](#)

If the Seller is current on the annual assessments, the new owner would not need to pay until the start of the next calendar year. If the Seller wishes to apportion the cost between the Seller and the new owner for the calendar year in which the property sold, that is up to the parties.

The new owner would be responsible for the dues and assessments going forward.