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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-000182-26 Civil Action **ORDER GRANTING PRELIMINARY INJUNCTION**

THIS MATTER having come before the Court on October 20, 2026, the return date of the Order to Show Cause entered on September 30, 2026, on the application of plaintiff Jeremy M. Glapion, pro se, for a preliminary injunction; and defendant Leisure Village West Association, Inc. having appeared through its counsel, James Passantino, Esq.; and the Court having considered the Complaint, the Certification of Jeremy M. Glapion and the exhibits thereto, plaintiff's letter brief, defendant's opposition, plaintiff's reply, and the arguments of the parties; and the Court finding, for the reasons set forth on the record, that the relief granted below is necessary to prevent irreparable harm pending final judgment, that plaintiff's claims rest on settled legal rights and present a reasonable probability of success on the merits, that the relative hardships favor granting that relief, and that the relief preserves the status quo that existed before August 5, 2026; and for good cause shown;

It is on this ____ day of _____, 2026 ORDERED that, pending final judgment or further order of the Court, 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 by personal service or otherwise, are preliminarily 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 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 (i) before the affected owner has been afforded an opportunity for a hearing, or (ii) for more than thirty (30) days for any single violation or, for a violation of a continuing nature, after the violation is abated, those being the limits stated in Article I, Section 9(B) of defendant's Bylaws;

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; 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:

G. Within seven (7) days of entry of this Order, defendant shall give notice of this Order to all members in the form attached as Schedule A, sent as its own communication and not as an enclosure to any other communication, 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, within three (3) days thereafter, a certification of compliance that attaches a true copy of each communication sent and identifies each means and date of transmission.

H. No communication made while this Order or any other 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 this Order or that restraint, unless the Court expressly orders otherwise.

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 no security is required of plaintiff under R. 4:52-3.

And it is further ORDERED that a copy of this Order shall be served on all parties within seven (7) days of its entry.

_____
Hon. Craig L. Wellerson, P.J.Ch.

This application was: _____ Opposed _____ Unopposed

SCHEDULE A

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

On _____, 2026, the Superior Court of New Jersey, Chancery Division, Ocean County, entered an Order granting a preliminary injunction in *Glapion v. Leisure Village West Association, Inc.*, Docket No. OCN-C-000182-26, concerning the Policy Resolution Relating to Member Conduct adopted by the Board of Trustees on August 5, 2026 (the "Policy").

Until final judgment or 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 or alternative dispute resolution proceedings, impose or collect fines, suspend any right or privilege (including voting rights), or demand that anyone remove, delete, retract, or modify a communication under the Policy. This applies to members, owners, tenants, occupants, residents, and guests.

Even where the Policy may still be enforced, the Association will not suspend anyone's rights or privileges under the Policy before the owner has had an opportunity for a hearing, or for longer than the Bylaws allow; will not suspend anyone's voting rights, or treat anyone as not in good standing for voting, because of an alleged violation of the Policy; and will not discipline any owner under the Policy for the communications or conduct of a tenant, occupant, resident, or guest.

While the Order is in effect, the Association will not discipline anyone under the Policy for any communication made before the date of the Order. And no communication made while the Order is in effect will be the basis for discipline under the Policy, even if the Order is later dissolved or modified, unless the Court orders otherwise.

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, or its ability to contact law enforcement.

A copy of the Order is being distributed to members by email, posted on the Association website and resident portal, and made available upon request to the Community Manager.

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