

PINE VIEW TOWNHOMECONDOMINIUM ASSOCIATION

CHART OF MAINTENANCE RESPONSIBILITIES

This chart and the titles and headings used herein are not intended to describe or encompass every maintenance function or to delineate all respective responsibilities between the Unit Owners, severally, and the Association. The placement of responsibility under any specific column does not necessarily coincide with the actual ownership of the component. The appropriate sections of the Declaration determine ownership. In many cases, maintenance responsibility is allocated to the Association to ensure consistency, uniformity and quality of repair, and to protect community health and safety. Where such maintenance is required due to the negligent or wrongful act or omission of a Unit Owner (or his family, tenants, employees, agents, visitors, guests or pets), the Association will perform the necessary maintenance at the sole expense of the Unit Owner.

ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER*	JOINT**
Balconies, Decks, Patios and Porches			
Cleaning/Sweeping		X	
Maintenance and Repair		X	
Replacement			X
Sidewalks, Servicewalks, Front Stoops and Steps			
Cleaning/Sweeping		X	
Maintenance, Repair and Replacement	X		
Conservation Easement Areas; Open Space Easement Area; Walking Path, if created (Common Elements)			
Maintenance as required	X		
Driveway Surfaces			
Cleaning/Sweeping		X	
Resealing/Resurfacing			X
Repair	X		
Replacement	X		

ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER*	JOINT**
Landscaping (Common Elements)			
Mowing	X		
Shrub & Tree Pruning (annual)	X		
Bed Cleaning & Weeding (frequency as determined by the Executive Board)	X		
Fertilizing, Weed Control & Wood-boring/Stinging Insect Control (frequency as determined by the Executive Board)	X		
Tanbarking (annual)	X		
Leaf Removal (by schedule as determined by the Executive Board)	X		
Replacement of Grass, Shrubs & Tree to Natural Causes	X		
Replacement of Grass, Shrubs & Trees to Willful Misconduct of Unit Owner (or his family, tenants, employees, agents, visitors, guests or pets)			X
Snow Removal			
Patios and Porches		X	
Common Sidewalks	X		
Servicewalks, Front Stoops and Steps		X	
Driveways		X	
Fire Hydrant Access	X		
Mailbox Access	X		
Exterior Lighting Serving Common Areas			
Repair/Replacement of Fixtures	X		
Repair/Replacement of Wiring	X		
Bulb Replacement	X		
Exterior Lighting Serving Only One Unit			
Repair/Replacement of Fixtures ⁺		X	
Repair/Replacement of Wiring ⁺		X	
Bulb Replacement		X	

ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER*	JOINT**
Electrical System			
All portions serving only one unit		X	
Water/Plumbing System			
All portions of system serving more than one unit	X***		
All portions serving only one unit		X	
Sewer System			
All portions of system serving more than one unit (Mains)	X***		
All portions serving only one unit (Laterals)		X	
Basement Leakage			
Repairs/Remedies as required		X	
Pest Control and Extermination			
Exterior wood-boring/stinging insects	X		
All other infestations		X	
Storm Water Drainage Facilities; Swales; Detention Basins (Common Area)			
Maintenance/regrading/remedies as required	X		
Fencing (if any) – maintenance/repair/replacement	X		
Painting/Staining			
Balconies, Decks, Patios and Porches			X
All exterior doors and garage doors			X
All interior surfaces, including enclosed balconies or decks		X	
Insurance			
Blanket Policy Covering Structures & Common Area liability	X		
Unit Owner's Homeowner's Insurance (HO6, or equivalent)		X	
Association/Director's Liability Insurance	X		
Trash Removal			
Payment of fees for trash collection		X	

ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER*	JOINT**
Needlewood Drive (Common Elements)			
Resealing/Resurfacing/Repair/Replacement	X		
Maintenance, Repair & Replacement of:			
Roofing, Gutters and Downspouts	X		
Air Conditioning Units		X	
Heating Systems		X	
Water Heaters		X	
All Appliances		X	
Furnace Vents		X	
Fireplaces		X	
Mailboxes, Standards and Posts	X		
Dryer Vents		X	
Windows			
Replacement ⁺			X
Glass Replacement		X	
Cleaning and Maintenance		X	
Exterior Doors			
Replacement ⁺			X
Locks, Keys, Hinges and Hardware		X	
Trim, Buck, Sill and Weatherstripping		X	
Privacy Fences			
Staining or Painting			X
Replacement ⁺			X
Garage Doors			
Replacement ⁺			X
Garage Door Opener and Controls		X	
Hardware, Hinges, Locks, Keys and Tracks		X	

*In the event that in the Association's judgment, an exterior item listed in this column is in need of repair, maintenance or replacement, and a Unit Owner fails to complete such repair, maintenance or replacement within a reasonable period of time after receiving notice from the Association that such work must be done, the Association may cause the work to be done and shall bill the cost of such repair, maintenance or replacement to the Unit Owner who failed to complete the work. The costs incurred by the Association for the remediation of the Unit Owner's work shall be billed to the Unit Owner and collected as a special assessment in accordance with the provisions of the Declaration of Condominium.

**JOINT represents those maintenance, repair or replacement items which are assigned to the Association to have the work done, but the costs attributable to such maintenance, repair or replacement will then be billed to the benefitted Unit Owner by the Association. If a Unit Owner desires to do the work himself or desires to contract with a reputable contractor to complete any item set forth in the JOINT column, the Unit Owner may do so at his sole expense, provided that he gets the Association's prior written approval of his plans and specifications. In the event that the work is not approved by the Association prior to commencement or if, in the Association's judgment, the work is inconsistent with community standards, the Association may cause the work to be corrected to acceptable standards at the Unit Owner's expense. The costs incurred by the Association for the remediation of the Unit Owner's work shall be billed to the Unit Owner and collected as a special assessment in accordance with the provisions of the Declaration of Condominium.

***It is expected that the water facilities shall be owned by Pennsylvania American Water Company. Until ownership of the water system is transferred to this company, the Declarant and Association, as applicable, shall be responsible for said facilities. The Declarant intends to dedicate the sanitary sewer system to the local authority, which will then be responsible for its maintenance, repair and replacement. Until the facilities are accepted for dedication, the Declarant and Association, as applicable, shall be responsible for the said facilities.

+Must meet Association Standards for materials, quality of construction and uniformity of exterior appearance.

