

WOODMONT COMMUNITY ASSOCIATION
COMPONENT and RESPONSIBILITY Chart

Ownership Key:

- CF = Common Facilities - owned by the Community Association, to which all Homeowners are members. A “Common Element” under the Pennsylvania Uniform Planned Community Act.
- H = Home - owned by one or more Unit Owners or Homeowners, a dwelling. Includes the Lot. A “Unit” under the UPCA.
- H-CTF = Controlled Facilities - those components of the Home’s exterior and Lot which receive certain defined services from the Community Association.
- T = Owned and maintained by Lower Moreland Township.
- LMTA = Owned and maintained by the Lower Moreland Township Authority.

Cost Key:

- GCE = General Common Expense - Association costs are shared equally by all Homeowners (Unit Owners in the Act) as members of the Community Association.
- LCE = Limited Common Expense - Association costs related to Controlled Facilities which are included in the budget (and monthly fees) that are shared equally by all Homeowners.
- LC = Limited Charge - Association costs which are excluded from the budget (and monthly fees) and will be charged directly to the one or more Homeowners who derive the benefit of certain defined Association services.

HOMES & LOTS

<u>COMPONENT</u>	<u>OWNERSHIP</u>	<u>COMMUNITY ASSOCIATION RESPONSIBILITY</u>	<u>COST</u>	<u>HOMEOWNER RESPONSIBILITY</u>
Exterior surfaces of the Homes, including front entrance doors, which require painting	H-CTF	Painting	LC	Repair Maintenance Replacement ⁽¹⁾
All other exterior components of the Homes, including roofing, gutters/downspouts, siding, exterior lighting, etc.	H	None		Operation Repair Maintenance Replacement ⁽¹⁾
Turf located on Lots where access is possible without opening a gate	H-CTF	Mowing Fertilization Weed control Edging	LCE LCE LCE LCE	Watering Reseeding Other maintenance Replacement ⁽¹⁾
Turf located on Lots where access is NOT possible without opening a gate	H	None		All maintenance Reseeding Replacement
Planted beds, trees, shrubs, bushes, plantings located on Lots	H	None		Watering Maintenance Replacement ⁽¹⁾
Street Trees on or adjacent to Lots	H-CTF	Maintenance Fertilization Replacement	LCE LCE LCE	None
Fencing, decks, patios, retaining walls, mailboxes, or other components located on the Lots	H	None		Cleaning Maintenance Repair Replacement ⁽¹⁾

<u>COMPONENT</u>	<u>OWNERSHIP</u>	<u>COMMUNITY ASSOCIATION RESPONSIBILITY</u>	<u>COST</u>	<u>HOMEOWNER RESPONSIBILITY</u>
Storm or field drains located on Lots	H-CTF	Maintenance Replacement	LCE	None
Irrigation systems located on the Lots	H	None		Operation Water Maintenance Repair Replacement ⁽¹⁾
Porches and stairs to porches	H-CTF	Snow Clearing	LCE	Cleaning Ice melting Repair Maintenance Replacement ⁽¹⁾
Sidewalks to individual Homes	H-CTF	Snow Clearing Replacement	LCE LC	Cleaning Ice melting Repair
Driveways	H-CTF	Snow Clearing ⁽²⁾ Resealing Resurfacing	LCE LC LC	Cleaning Ice melting
Sanitary sewer laterals located on the Lots	H	None		Operation Repair Replacement ⁽¹⁾
All other components located on the Lot or part of the Home not detailed above	H	None		Operation Repair Maintenance

COMMON & PUBLIC COMPONENTS

<i>COMPONENT (all components may not be featured in all homes)</i>	<u>OWNERSHIP</u>	<u>COMMUNITY ASSOCIATION RESPONSIBILITY</u>	<u>COST</u>	<u>HOMEOWNER RESPONSIBILITY</u>
Turf, trees, bushes, shrubs and all other plant material on Community Facilities and islands in the public streets	CF	Maintenance (at varying levels depending upon location and need)	GCE	None
		Replacement	GCE	
Storm water basins	CF	Operation	GCE	None
		Maintenance	GCE	
		Replacement	GCE	
Underground irrigation systems not on the Lots	CF	Operation	GCE	None
		Water	GCE	
		Maintenance	GCE	
		Replacement	GCE	
Sidewalks and walkways adjacent to Lots, in ROW, or in Community Facilities	CF H-CTF	Snow Clearing ⁽²⁾	GCE	None
		Ice Melting	GCE	
		Repair	GCE	
		Replacement	GCE	
Evergreen Lane, Friendship Lane, Lupine Lane, Magnolia Lane, Access lane to Lots 94-97?	CF	Snow Clearing ⁽²⁾	GCE	None
		Ice Melting	GCE	
		Repair	GCE	
		Resealing	GCE	
		Resurfacing	GCE	
Copper Beech Road, Daylily Way, Hosta Way, Iron Horse Road, Reading Circle, Reading Road, Reading Way, Silver Birch Road, Sunset Way	T	None		None

<i>COMPONENT (all components may not be featured in all homes)</i>	<u>OWNERSHIP</u>	<u>COMMUNITY ASSOCIATION RESPONSIBILITY</u>	<u>COST</u>	<u>HOMEOWNER RESPONSIBILITY</u>
Curbing adjacent to common areas	CF	Replacement	GCE	None
Curbing adjacent to Lots	H-CTF	Replacement	LC	None
Street Lighting regardless of the location on the property	CF H-CTF	Operation Repair Maintenance Replacement	GCE GCE GCE GCE	None
Street name signs	CF	Repair Replacement	GCE	None
Traffic control signs	T	None		None
Sanitary sewer lines/mains (excluding the on-lot laterals)	LMTA	None		None
Sanitary sewer Pump Station and force main	LMTA	None		None
Retaining Walls in common areas	CF	Maintenance Replacement	GCE	None
Entrance monuments	CF	Repair Maintenance Replacement	GCE	None
Tot Lot and Park equipment and/or furniture	CF	Repair Maintenance Replacement	GCE	None

<u>COMPONENT</u>	<u>OWNERSHIP</u>	<u>COMMUNITY ASSOCIATION RESPONSIBILITY</u>	<u>COST</u>	<u>HOMEOWNER RESPONSIBILITY</u>
Basin Aerator	CF	Operation Maintenance Replacement	GCE	None

- (1) Items to be replaced by Homeowner which must first be approved by the Community Association.
- (2) Snow will be cleared where no vehicles are parked in that area when the contractor is present to do the work.

NOTE: The Commercial Property including building, landscape, and parking area receives no service from the Community Association.