

EXHIBIT "D"

WALNUT HILL AT ABINGTON

MAINTENANCE RESPONSIBILITIES CHART

DEFINITIONS:

Common Facility (CF): owned by the Association

Controlled Facilities (CONF): those components of a Lot which receive one or more services from the Association

Dwelling (D): single family dwelling located on a Lot and owned by an Owner

Lot (L): property within the lot lines of a Lot and owned by an Owner

Architectural Committee (AC): Architectural Committee established pursuant to the Declaration

Utility (U): system owned and maintained by the Township, the Utility Company or the Authority

ITEM ¹	TYPE	<u>RESPONSIBILITY</u>	
		<u>ASSOCIATION</u>	<u>OWNER</u>
All parts or components of a Dwelling other than the roof shingle, exterior painting, sealing of exterior components	L	None	Repair, replacement ² , maintenance, cleaning
Exterior of a Dwelling	CONF	Exterior painting and staining, sealing of exterior components	Repair, replacement ² , maintenance, cleaning
Roof shingles ⁴	CONF	Replace	Repair and maintain
Electric, phone and cable lines on a Lot and serving the Dwelling	L	None	Repair, replacement ² , maintenance
Porches, patios, decks, railings and related stairs if permitted by AC or installed by Declarant	L	None	Repair, replacement ² , maintenance, cleaning, repaint ² , snow clearing, restrain ²
Front landing, sidewalk and walkway which leads solely to a Dwelling	CONF	Snow clearing	Cleaning, repair, replacement ² and maintenance

ITEM ¹	TYPE	RESPONSIBILITY	
		ASSOCIATION	OWNER
Lighting on a Lot and controlled and powered from the Dwelling	L	None	Repair, maintain, replacement ² , electricity
Driveway serving a Lot	CONF	Snow clearing ⁵	Cleaning, repair, replacement ² , resurface, reseal and maintenance
Lawn area located on a Lot	CONF	Maintain, replacement lawn care and cutting, leaf removal	Watering
Shrubs, bushes, trees and other plant materials and planted beds located on a Lot and installed by Declarant	CONF	Plant, maintain, replacement, leaf removal, weeding	Watering
Shrubs, bushes, trees and other plant materials and planted beds located on a Lot and installed or modified by an Owner ^{2 3}	L	None ³	Maintain, replace, watering and cutting, weeding, leaf removal
Lawn area located outside of a Lot	CF	Maintain, replacement, water, lawn care and cutting, leaf removal, weeding	None
Shrubs, bushes, trees and other plant materials located outside of a Lot	CF	Planting, maintenance and related replacement, leaf removal, weeding	None
Sidewalks and walkways which do not lead solely to a Dwelling	CF	Snow clearing, repair, replacement, resurfacing	None
Curbing in parking area and Private Street	CF	Repair, replacement, maintenance	None
Parking area located outside of a Lot	CF	Repair, resurfacing, snow clearing ⁵ , replacement, cleaning, maintenance	None
Lighting in parking area and Private Street not controlled or powered from a Dwelling	CF	Electricity, maintenance, repair, replacement	None

ITEM ¹	TYPE	RESPONSIBILITY	
		ASSOCIATION	OWNER
Storm Water Management System	CF	Operation, maintenance, replacement, removal of debris	None
Individual Mailboxes	L	None	Maintenance, repair, replacement ²
Central mail station if individual mailboxes are not approved by the United States Postal Service	CF	Maintenance, repair and replacement	None
Private Streets	CF	Repair, resurfacing, snow clearing, ice melting, replacement, maintenance, cleaning	None
Water Line (until dedicated)	CF	Declarant responsible to maintain, repair and replace until dedicated	
Sanitary Sewer System (until dedicated)	CF	Declarant responsible to maintain, repair and replace until dedicated	
Water Lateral (domestic and fire protection where applicable)	L	None	Maintenance, repair, replacement
Sewer Lateral	L	None	Maintenance, repair, replacement
Development signage and entrance features	CF	Repair, replacement, maintain, operate, electricity, lighting	None
Electric, phone and cable lines on Common Facility	U	Owned and maintained by Utility Company	

RESPONSIBILITY

<u>ITEM¹</u>	<u>TYPE</u>	<u>ASSOCIATION</u>	<u>OWNER</u>
Open space/land preservation areas and walking trails	CF	Maintenance	None
On-lot irrigation/sprinkler system	L	None	Operate, maintain, repair, replacement
Trash removal	CF	Private trash removal	None

¹Not all items are included in every Lot

² Subject to review and approval of AC

³Unless the subject of a Limited Assessment as determined by AC

⁴If, during the replacement of the shingles the contractor hired by the Association to replace the shingles advises the Association that additional repair or replacement of any part of the roof or exterior of the Dwelling is required to keep the roof and the exterior of the Dwelling watertight, the Association shall have the right to have any recommended work done and the cost of such work shall be charged to the Owner on whose residence such work was done as a Limited Assessment.

⁵Snow will be cleared if no vehicles are parked in the area when the Contractor is present to perform the work

This Responsibility Chart is intended for illustrative purposes only and the actual responsibilities are defined in the Declaration. Additional areas of responsibility not listed on this chart may arise by virtue of the provisions of the Declaration.