

Meeder Maintenance Summary

The following information is current as of February 21, 2022

All information is subject to change as permitted in accordance with the terms of the Community Documents.

General Maintenance Responsibilities	Single Family Detached Homes (No Services) (Type A)	Town Homes (Type B)	Carriage Homes (With Fences) (Type D)	Lofts (No Fences) (Type D)	Crossroads (Type E)
Lawn care – grass mowing, fertilization, and reasonably practical weed control within accessible areas.	Homeowner	Association	Association	Association	N/A
Trees, shrubs and planting beds planted by builder or by the Association – trimming, weeding, and fertilization within accessible areas.	Homeowner	Association	Association	Association	N/A
Landscaping planted by Homeowner.	Homeowner	Homeowner	Homeowner	Homeowner	N/A
Snow removal and ice treatment on all sidewalks abutting a Unit, driveways, service walks on or abutting Units (except within rear yards).	Homeowner	Association	Association	Association	N/A
Snow removal and ice treatment on surfaces within rear yards (if applicable) of Units.	Homeowner	Homeowner	Homeowner	Homeowner	N/A
Snow removal and ice treatment on sidewalks abutting Common Facilities.	Association	Association	Association	Association	Association
Maintenance, repair and replacement of all improvements to a Unit.	Homeowner	Homeowner	Homeowner	Homeowner	See Note C
Maintenance, repair and replacement of the Common Facilities and all improvements thereto, including Walking Trails, private streets and alleys together with all Belgian Block Curbing, and the Historic Farmstead.	Association	Association	Association	Association	Association
Maintenance, repair and replacement of Common Element portions of a Building, including Common Element roofs, exterior walls and foundation	N/A – All portions of the Building are part of the Unit and maintained, repaired and replaced by Homeowner	N/A – All portions of the Building are part of the Unit and maintained, repaired and replaced by Homeowner	N/A – All portions of the Building are part of the Unit and maintained, repaired and replaced by Homeowner	N/A – All portions of the Building are part of the Unit and maintained, repaired and replaced by Homeowner	Association
Insurance					
Property insurance equal to the replacement value of the Unit and all structures comprising part of the Unit or located on the Unit, as well as personal property and improvements and betterments for a Unit. Comprehensive general liability insurance covering occurrences arising out of or in connection with the ownership of a Unit in an amount not less than \$500,000.00.	Homeowner (Typically form HO-3)	Homeowner (Typically form HO-3)	Homeowner (Typically form HO-3)	Homeowner (Typically form HO-3)	See Note D (Typically form HO-6)
Property insurance for Common Facilities equal to the replacement cost thereof and on personal property of the Association in the amount of their actual cash value. Comprehensive general liability insurance covering occurrences arising out of or in connection with the Common Facilities in an amount not less than \$1,000,000.00.	Association	Association	Association	Association	Association
Assessments					
Total Monthly Assessments paid to Meeder Neighborhood Association, Inc. ("Association")	\$77.00 per month	\$125.00 per month	\$126.00 per month	\$105.00 per month	\$222 per month
Total Initial Assessment paid to the Association	\$400.00	\$400.00	\$400.00	\$400.00	\$400

NOTE A: Cranberry Township will be responsible for snow removal from and ice treatment of Main Street after dedication and acceptance.

NOTE B: The budget of the Association includes reserves for replacement of Common Elements. In the event that reserves for replacements are insufficient when replacements are required, the Association will levy special assessments for capital improvements pursuant to the Community Documents.

NOTE C: Crossroads (Type E) Homes- All structural and exterior components maintained, repaired, and replaced by Association; all interior components maintained, repaired, and replaced by the Homeowner.

NOTE D: Buildings contained Crossroads (Type E) Homes are insured by the Association with homeowner reimbursement of cost to the Association. Property insurance includes improvements and betterments to the home in the amount of 15% of the insurable value of the home.

This summary is not a substitute for the Community Documents. Purchasers must refer to all Community Documents, and other recorded documents including the Declaration and subdivision and land development plans), for rights and obligations of ownership in Meeder. If there are any questions, purchasers should seek the advice of their real estate counselor or attorney.