

Crescent Maintenance Summary

The following information is current as of April 24, 2024.

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 (Standard) (Type B) | Single Family Detached Homes (With Services) (Type C) | Carriage Homes (Type D with Fences) |
|---|--|--|--|--|
| Lawn care – grass mowing, fertilization, and reasonably practical weed control within accessible areas (See Note C) | Homeowner | Association | Association | Association |
| Trees, shrubs and planting beds planted by builder or by the Association – trimming, weeding, and fertilization within accessible areas (See Note C) | Homeowner | Association | Association | Association |
| Landscaping planted by Homeowner. | Homeowner | Homeowner | Homeowner | Homeowner |
| Snow removal and ice treatment on all sidewalks abutting a Unit, driveways, and service walks on Units (except within rear yards). | Homeowner | Association | Association | Association |
| Snow removal and ice treatment on surfaces within rear yards (if applicable) of Units. | Homeowner | Homeowner | Homeowner | Homeowner |
| Snow removal and ice treatment on sidewalks abutting Common Facilities. | Association | Association | Association | Association |
| Maintenance, repair and replacement of all improvements to a Unit, including sewer ejector pumps, if any. | Homeowner | Homeowner | Homeowner | Homeowner |
| Maintenance, repair and replacement of the Common Facilities and all improvements thereto, including Walking Trails and private streets and alleys, together with all Belgian Block curbing. | 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 |
| 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) |
| Property insurance on the 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 |
| Assessments | | | | |
| Total Monthly Assessments paid to Crescent Neighborhood Association, Inc. ("Association") | \$100 per month | \$135 per month | \$140 per month | \$138 per month |
| Total Initial Assessment paid to the Association | \$750 | \$750 | \$750 | \$750 |

NOTE A: Cranberry Township will be responsible for snow removal from and ice treatment of completed public streets 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: Landscaping, including lawns, plantings such as ground cover, shrubs, bushes and trees within enclosed fences or other structures shall be deemed not to be accessible and shall be maintained by the applicable Unit Owner at their sole costs and expense. Fences installed by the builder and located along the common side yards and the rear of certain Type B and Type D Units are Common Elements to be maintained by the Association.

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 Crescent. If there are any questions, purchasers should seek the advice of their real estate counselor or attorney.