

ADAMS CROSSING AT SENATE

Owner/HOA Responsibilities

In accordance with Pennsylvania's Uniform Condominium Act, 68 Pa.C.S. §§3101 –3414, the following outlines the responsible party (owner or HOA) for the identified maintenance items.

A. OWNER responsibilities include:

1. All contents of Unit;
2. All interior components (i.e., appliances, drywall, painting, wall and floor coverings, etc.);
3. Any improvements made to the Unit (i.e., upgrade in flooring, cabinetry, counter tops, faucets, light fixtures, etc.);
4. Any interior damage as a result of water, lightning, etc. (Association master insurance policy may provide coverage, subject to the deductible which is the owner's responsibility to pay);
5. Having an HO-6 insurance policy to cover contents, as well as betterments and improvements made to the Unit, and to cover the Association's deductible (currently is \$2,500 per occurrence);
6. Light bulb replacement in all exterior light fixtures;
7. Recessed porch light fixtures;
8. Maintenance of landscaping purchased by unit owners beyond original specifications.
9. Any Repair/replacement or maintenance of *limited common elements*:
 - A. Garage doors, entry doors, windows;
 - B. Skylights including the flashing;
 - C. Patios; decks;
 - D. Basements (where applicable);
 - F. Fixtures and equipment located outside the Unit for the exclusive use of the Unit, commencing at the point of connection with the structural part of the building or with utility pipes, lines or systems serving the building, including furnaces, water heaters and duct-work and piping serving only one Unit.

B. ASSOCIATION responsibilities include:

1. Structural repairs or replacements of all *common elements*:
 - A. Roofs and gutters;
 - B. Exterior veneer (surface material) of perimeter walls;
 - C. Landscaped areas – replacement landscaping will be evaluated on a case-by-case basis;
 - D. Driveways – maintenance and repairs;
 - E. Exterior light fixtures (not recessed porch lights), including the sensors (but not the electrical wiring running to the fixture);
 - F. Front stoops and sidewalks;
 - G. Mailboxes.
2. Snow removal from unit driveways, walkways, and access driveways.
3. Landscape maintenance: grass cutting, trimming of shrubbery, mulching, etc. (as the HOA Executive Board deems necessary)

Note: Items under "Association Responsibilities Include:" will be addressed at the discretion of the Board of Directors for Adams Crossing at Senate. Items may be added to this list, from time to time, as the Board of Directors deems necessary.