

HERITAGE CENTER COMMUNITY ASSOCIATION
RESPONSIBILITY LIST

Each owner is responsible for the repair and maintenance of their home and the real estate they own. The services provided by the Association are set forth in the Declaration.

For your information, a listing of the Association's maintenance, repair and replacement responsibilities are detailed below. **Any function not listed as an Association responsibility is the maintenance, repair or replacement obligation of the homeowner.**

If you have questions concerning the following information, please feel free to contact a member of the Board of Directors or the Association's management company, Continental Property Management, at 215-343-1550.

PRIVATE LOTS:

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| Painting | Repainting previously painted surfaces every five (5) years. |
| Roof Shingles | Replacement of roof shingles only at the end of their 30-year life. |
| Grounds Maintenance | Mowing, turf applications, monthly edging of curb lines and sidewalk areas, spring and fall cleanup. |
| Shrubbery Beds | Mulching and edging each spring, annual trimming of plant material and weeding of builder installed landscaping beds. |

Each owner is responsible for individual shrubbery and lawn replacement and full maintenance of any new landscaping they install including edging, mulching, pruning, weeding and replacement. Each owner is also responsible for snow removal from their individual driveway, entry walk and any perimeter sidewalk along the front or side of their lot.

COMMON AREA:

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| Entrance Signs | Maintenance, repair, replacement. |
| Grounds Maintenance | Mowing, edging, turf applications, spring and fall cleanup, reseeding, entry area flowers. |
| Roads & Parking Areas | Maintenance, repair, replacement, snow removal from those township roads which will not be dedicated to the township. |
| Shrubbery Beds | Mulching, edging, weeding, annual trimming, replacement. |
| Sidewalks | Maintenance, repair, replacement, snow removal. |
| Storm Water Management System | Maintenance, repair, replacement. |
| Clubhouse, Pool, Tennis Court | Maintenance, repair, replacement. |
| Streetlights | Maintenance, repair, replacement, electricity. |
| Walls | Maintenance, repair, replacement. |

TRASH REMOVAL:

Twice a week pickup of trash and once a week pickup of recycling.