

CHADWICK PLACE COMMUNITY ASSOCIATION

COMPONENT RESPONSIBILITY CHART

This chart has been adopted by the Chadwick Place Board of Directors to inform residents regarding Association responsibilities for various components found in the Declaration of Covenants and how such services will be assessed.

Ownership Key:

CA = Common Area. Owned by Chadwick Place Community Association
(of which all homeowners are members)

L = Lot. Parcel of land owned by the homeowner

D = Dwelling. Residence located on the Lot, owned by the homeowner

T = Township. Owned and maintained by Worcester Township, PA

COMPONENT	OWNERSHIP	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
All components of the home's exterior (roofs, doors, windows, shutters, exterior walls, stucco, flashings, chimney, gutters, etc)	D	None	Operation / Repair / Maintenance / Repainting(3) / Restaining / Replacement(1)
Interior components (everything inside the home)	D	None	Repair / Maintenance / Replacement
Patio (concrete)	L	None	Maintenance / Snow Clearing / Ice Melting / Replacement(1)
Decks, railings, related stairs (pressure-treated wood)	L	None	Repair / Maintenance / Snow Clearing / Replacement(1)
Sidewalks, Walkways, Steps located on lots	L	None	Repair / Clean / Snow Clearing / Ice Melting / Replacement(1)
Driveways (asphalt)	L	None	Clean / Snow Clearing / Ice Melting / Resealing / Resurfacing
Shrubs, bushes, trees, and all other plant material and planted beds located on lots	L	None	Maintenance / Watering / Replacement(1) / Weed Control
Turf located on individual lots	L	Lawn mowing / fertilization / weed control program	All other turf maintenance; i.e., watering / replacement(1)
Landscape material (turf, beds, trees) not located on individual lots	CA	Maintenance / Limited Replacement	Watering (if near home)
Detention Basins, Storm Water Management System	CA	Maintenance / Operation	None
Entrance Sign	CA	Repair / Plant Maintenance / Lighting / Electricity	None
Curbing	CA	Repair / Replacement	None
Streets, cul-de-sacs, gazebo and off-street parking area	CA	Repair / Replacement / Snow Clearing(2)	None
Street of Kriebel Mill Road	T	Repair / Replacement / Snow Clearing	None

(1) Subject to review and approval by the Chadwick Place Architectural / Board Review Committee.

(2) Snow will be cleared if no vehicles are parked in the area when contractor is present to do the work.

(3) Exterior Paint Information for wood trim of front doors and garages:
"Rollex Almond" from Duron OR "Antique White" from Sherwin Williams.