



Dear Chadwick Place Owner,

Welcome to the Chadwick Place Community Association! As an owner, you are automatically a member of the Association. Your Association is governed by an Executive Board, who has the responsibility of the administration of all functions of your community. A list of their names and addresses is attached.

MANAGEMENT

Chadwick Place is managed by Continental Property Management, Inc., at 975 Easton Road, Suite 102, Warrington, PA 18976. Under the authority of the Executive Board, we oversee the maintenance of the common area, grounds maintenance, snow removal, and trash removal. CPM is also responsible for enforcement of the Association's rules and regulations as directed by your Board.

ASSOCIATION DOCUMENTS

The Association's Declaration and Bylaws are very important documents. If you have not reviewed them, you should do so promptly, as information regarding the operation of your Association is contained therein. If you have any questions after reading the documents, please feel free to contact us at 215-343-1550.

RULES AND REGULATIONS

The Executive Board has the authority to establish reasonable rules and regulations for the good of the community. These are in addition to the Use Restrictions contained in the Association's Declaration.

HOME MAINTENANCE

Homeowners are responsible for maintenance of their homes and property. Any exterior additions, changes or alterations require written approval from the Association. Please refer to the enclosed responsibility list for a more detailed description of the Association's services.

INSURANCE

The Association maintains property insurance on the common elements, as well as Directors' and Officers' and general liability coverage. Owners are responsible for insuring the entire replacement cost of their home, its contents, all personal property and obtaining personal liability coverage. We suggest that you discuss your insurance needs with your personal agent.

ASSOCIATION ASSESSMENT

Your monthly assessment is due on the first of each month. Enclosed for your convenience, are coupons and pre addressed labels for forwarding your payments directly to the Association's lockbox. Please ensure that you include your Chadwick Place address with each payment. Payments received after the 15th of the month will automatically be assessed a late charge. The Association offers a direct debit payment option. The form and explanation are enclosed if you choose to participate.

TRASH REMOVAL

The Association provides for curbside trash removal and recycling pickup once per week on Wednesdays. Please contact Allied Waste directly (610-265-6337) to arrange for bulk item pickup.

SNOW REMOVAL

The Association is responsible for snow removal from the roadways, common area parking areas and common walkways. Owners are responsible for snow removal from their private entry walks and driveways.

PET CONTROL

Dogs and cats are not permitted to roam freely outside your home. The county has a leash law, by which everyone must abide. Owners are responsible for immediately cleaning up after their pets.

If you have questions, or we can be of assistance, please feel free to contact us at your convenience at 215-343-1550.

Sincerely,

CONTINENTAL PROPERTY MANAGEMENT, INC.