

CHERRY CREEK

COMMON ELEMENTS and RESPONSIBILITY Chart

Ownership Key:

- C = Common Facilities - owned by the Homeowners Association.
- CF = Controlled Facilities - components of the Unit which will be maintained or replaced or insured or otherwise controlled by the Homeowners Association.
- U = A Unit - owned by one or more Owners.
- T = To be dedicated to and owned by Thornbury Township, which, upon acceptance of dedication, will be responsible for maintenance and repair unless indicated otherwise. If not accepted, such elements will be Common Facilities and the referenced responsibilities will be General Common Expenses rather than "none", unless indicated otherwise.

Cost Key:

- GCE = General Common Expense - Association costs related to Common Facilities or Controlled Facilities shared equally by all homeowners.
- LCE = Limited Common Expense - Association costs related to a Controlled Facility shared equally by only that portion of the Owners as indicated below.

Performance by the responsible party of all activities referenced in the following charts is subject to the terms and conditions of the Governing Documents relating thereto.

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| <p align="center">COMMON COMPONENTS Benefiting All Homeowners</p> |
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| <u>COMPONENT</u> | <u>TYPE</u> | <u>HOMEOWNERS ASSOCIATION RESPONSIBILITY</u> | <u>COST</u> | <u>OWNER RESPONSIBILITY</u> |
|--|-------------|---|--------------------------|---------------------------------|
| Open Space Areas: Buffer Plantings, Neo-native Hedgerow, Naturalized Stormwater Management Systems, Expanded Woodland Edge, Riparian Corridors, and Existing Woodlands | C | Very limited maintenance ⁽¹⁾ | GCE | None |
| Other Common Facilities Areas and Open Space Areas, including Meadow Management Areas, Agricultural Field | C | Less Limited Maintenance ⁽¹⁾ | GCE | None |
| Tot Lots | C | Repair Maintenance Replacement Landscape Maintenance ⁽¹⁾ | GCE GCE GCE GCE | None |
| Walking Trails | C | Repair Maintenance ⁽¹⁾ | GCE GCE | None |
| Common sidewalks throughout the Property located along public streets | T and CF | Snow clearing Ice melting Maintenance Replacement | GCE GCE GCE GCE | None |

⁽¹⁾ Maintenance to be performed by Association contractor consistent with Open Space Management Plan prepared by Brandywine Conservancy for all areas subject to that Plan.

| <u>COMPONENT</u> | <u>TYPE</u> | <u>HOMEOWNERS ASSOCIATION RESPONSIBILITY</u> | <u>COST</u> | <u>OWNER RESPONSIBILITY</u> |
|---|-------------|--|-------------------|---------------------------------|
| Signage and other entrance features, including street lighting | C | Electricity Repair Replacement | GCE GCE GCE | None |
| Cherry Farm Lane, Woods Edge Road, Stonewall Lane, West Branch Lane, Old Barn Drive, Creekview Circle, Three Oak Lane, Oak Leaf Lane with adjacent curbing | T | None | | None |

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| SINGLE HOME UNITS ONLY |
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| <i>COMPONENT</i> <i>(all components</i> <i>may not be featured</i> <i>in all homes)</i> | <u>TYPE</u> | <u>HOMEOWNERS</u> <u>ASSOCIATION</u> <u>RESPONSIBILITY</u> | <u>COST</u> | <u>OWNER</u> <u>RESPONSIBILITY</u> |
|--|-------------|--|-------------------|---|
| All exterior components of the Dwelling | U | None | | Repair Maintenance Replacement or Enhancements |
| All interior components of the Dwelling | U | None | | Operations Repair Maintenance Replacement |
| All other aspects of the Unit, including landscaping and driveways | U | None | | Installation Cleaning Repair Maintenance Snow clearing Replacement |
| Portion of Water Quality Basin #2 on Units 72 & 73 | CF | Repair Maintenance Replacement | GCE GCE GCE | None |

CARRIAGE HOME UNITS ONLY

| <i>COMPONENT</i> <i>(all components may not be featured in all homes)</i> | <i><u>TYPE</u></i> | <i><u>HOMEOWNERS ASSOCIATION RESPONSIBILITY</u></i> | <i><u>COST</u></i> | <i><u>OWNER RESPONSIBILITY</u></i> |
|---|---------------------------|--|---------------------------|--|
| Roofs | CF | Repair Replacement | LCE LCE | None |
| Gutters/Downspouts | CF | Cleaning Repair Replacement | LCE LCE LCE | None |
| All other Dwelling exterior components | U | None | | Repair Maintenance Replacement |
| All interior components of the Dwelling | U | None | | Operation Repair Maintenance Replacement |
| Patio | U | None | | Cleaning Snow clearing Ice melting Maintenance Replacement |
| Decks, railings, privacy fencing on or near decks | U | None | | Installation Repair Maintenance Replacement |
| Courtyard (uncovered area contained within the gate and wall of the Dwelling) | U | None | | Cleaning Maintenance Repair Replacement |

| <u>COMPONENT</u> | <u>TYPE</u> | <u>HOMEOWNERS ASSOCIATION RESPONSIBILITY</u> | <u>COST</u> | <u>OWNER RESPONSIBILITY</u> |
|--|-------------|--|--------------------------|--|
| Sidewalk from driveway to the Courtyard gate or stoop | CF | Snow clearing | LCE | Cleaning Ice melting Replacement |
| Driveway (asphalt <u>only</u>) | CF | Snow clearing | LCE | Cleaning Ice melting Repair Resurfacing |
| Mailboxes (built in clusters) | CF | Repair Replacement | LCE LCE | None |
| Turf located on Units | CF | Mowing Fertilization Weed control | LCE LCE LCE | Replacement |
| All other original landscape material located on the Unit and outside the Courtyards (such as trees, shrubs, bushes, and planted beds) | CF | Maintenance Mulching | LCE LCE | Replacement |
| Annual and perennial plant material added to existing beds by Owner (subject to the Association's planting guidelines) | U | None | | Maintenance Replacement |
| Street Lighting and Guest Parking spaces in right of way adjacent to and on Carriage Home Units | T and CF | Electricity Repair Maintenance Replacement | LCE LCE LCE LCE | None |