



WOODLEDGE AT WHITFORD HILLS - RESPONSIBILITY CHART

Ownership Key	Definition
CE	Common Expense - Association costs are equally shared by all Homeowners (or Unit Owners under the PA UPCA) as members of the Association.
CF	Common Facility - Owned by the Association, to which all Homeowners are members. A "Common Element" under the UPCA.
H	Home - Owned by one or more Homeowners, a dwelling. A "Unit" under the PA UPCA. The "Unit" includes the lot located directly under each home.
LCF	Limited Controlled Facilities - Are a portion of the Controlled Facilities, other than Controlled Facilities which are themselves part of a Unit, allocated by or pursuant to the Declaration for the exclusive use of one or more but fewer than all of the units. The Limited Controlled Facilities in the Community are identified on Exhibit "J". The Association shall have the right to assess charges against one or more units to provide services which are exclusively for such units including, but not limited to, the improvement, maintenance and replacement of any Limited Common Facilities and Limited Controlled Facilities used principally by or benefitting the Owners of such Units.
LCM	Limited Common Facilities - All those Common Facilities that are reserved for use by fewer than all of the Unit Owners. The Limited Common Facilities are those portions of the Community listed on the Components and Responsibilities Chart, as amended from time to time. The Association shall have the right to assess charges against one or more units to provide services which are exclusively for such units including, but not limited to, the improvement, maintenance and replacement of any Limited Common Facilities and Limited Controlled Facilities used principally by or benefitting the Owners of such Units.
MU	Maintenance of Units - Each Unit Owner is solely responsible for the maintenance, repair and replacement for those portions of his or her Unit that are not identified as Limited Controlled Facilities attached hereto as Exhibit "J". The Association is responsible for the maintenance, repair and replacement of the Limited Controlled Facilities and will assess the cost of said maintenance, repair and replacements on the Units that are so benefitted as provided in this Declaration.
T	Township -Owned and maintained by West Whiteland Township.
UT	Utility Company - Owned by another company or authority, not the Community Association.

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COMPONENT	OWNER SHIP	ACTION/SERVICE	COST KEY	RESPONSIBLE PARTY	PAYMENT FOR SERVICES
Access road	T	Maintain/Repair/Replacement	T	Township	Township
Chimney Exteriors	H	Maintain/Replace/Replacement	LCF	Unit Owner	Unit Owner
Chimney Flues	H	Cleaning/Repair/Maintain/Replace	H	Unit Owner	Unit Owner
Common Sidewalks located along Woodledge Lane and Downing Court	CF	Maintain/Repair/Replacement	CE	Association	Association
Common Sidewalks located along Woodledge Lane and Downing Court	CF	Snow clearing/Ice Melt	CE	Association	Association
Curbing along Woodledge Lane and Downing Court (to the extent not dedicated to the Township)	CF	Maintain/Repair/Replacement	CE	Association	Association
Detention Basin	CF	Repair/ Replace/Maintain	CE	Association	Association
Doors/deck, back, front & garage	H	Clean/Repair/Maintain/Replacement	H	Unit Owner	Unit Owner
Driveways	H	Snow/Ice Clearing	CE	Association	Association
Driveways	H	Maintain/Repair Replacement/ Sealcoating	LCM	Unit Owner	Unit Owner
Entrance Monuments and Signage	CF	Maintain/Repair/Replacement	CE	Association	Association
Exterior entrance lighting controlled inside home	H	Maintain/Repair/Replacement	H	Unit Owner	Unit Owner
Exterior: Siding, Trim, Soffits, Stone Veneer, Exterior Treatment, Flashing	H	Maintain/Repair/Replacement	LCF	Unit Owner	Unit Owner
Fire Hydrant	UT	Operation	T	Township	Township
Fireplaces, hearths	H	Maintain/Replace	H	Unit Owner	Unit Owner
Foundation Walls	H	Maintain/Repair	H	Unit Owner	Unit Owner
Front Porch, Concrete stoop/landing/steps	H	Maintain/Repair/Replacement	H	Unit Owner	Unit Owner
Front Porch, entranceway, steps, concrete stoop/landing	H	Snow clearing/Ice Melt	CE	Association	Association

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COMPONENT	OWNER SHIP	ACTION/SERVICE	COST KEY	RESPONSIBLE PARTY	PAYMENT FOR SERVICES
Gutters & Downspouts	H	Leaf Removal	LCF	Association	Association
Gutters & Downspouts	H	Maintain/Repair/Replacement	LCF	Unit Owner	Unit Owner
HVAC units	H	Maintain/Repair/Replacement	H	Unit Owner	Unit Owner
Internal house components	H	Maintain/Repair	H	Unit Owner	Unit Owner
Landscaped beds adjacent to homes	H	Maintenance/water/planting/plant replacement	H	Unit Owner	Unit Owner
Landscaped beds adjacent to homes mulching & pruning	H	Maintenance	LCM	Association	Association
Open Space, beyond the 3-foot landscaped perimeter of house	CF	Maintain/Repair/Replacement	CE	Association	Association
Patio/Deck	H	Maintain/Repair/Replacement	LCF	Unit Owner	Unit Owner
Road Surfaces-Woodledge Lane; Downing Court & Access Road	T	Maintain/Repair/Replacement	T	Township	Township
Roofing	H	Maintain/Repair/Replacement	LCF	Unit Owner	Unit Owner
Sanitary Sewer (lateral lines connecting to the main line)	H	Maintain/Repair/Replacement	LCM	Unit Owner	Unit Owner
Sidewalks to Individual Homes	H	Snow clearing/Ice Melt	CE	Association	Association
Sidewalks to Individual Homes	H	Maintain/Repair/Replacement	LCM	Unit Owner	Unit Owner
Skylights	H	Maintain/Repair/Replacement	H	Unit Owner	Unit Owner
Sliding Glass Doors	H	Maintain/Repair/Replacement	H	Unit Owner	Unit Owner
Storm Water Management Facilities	CF	Maintain/Repair/Replacement	CE	Association	Association
Street Lighting	CF	Electricity	CE	Utility Service Provider	Association
Street Lighting (to the extent not owned by Utility Service Provider)	CF	Maintain/Repair/Replacement	CE	Association	Association
Turf, trees, shrubs other than planted beds adjacent to homes	CF	Limited Maintenance Replacement	LCM	Association	Association
Utilities (to the extent not dedicated to the Township)	CF	Maintain/Repair/Replacement	CE	Association	Association
Walking Trails	CF	Maintain/Repair/Replacement	CE	Association	Unit Owner
Water Lines (lateral lines connecting to the main line)	H	Maintain/Repair/Replacement	LCM	Unit Owner	Association
Windows	H	Clean/Maintain/Repair/Replacement	H	Unit Owner	Unit Owner

Reviewed by Kevin Kelly, Esq. and Approved by Executive Board