

## **CHARING CROSS CONDOMINIUM ASSOCIATION**

The following is a list of the unit owner and Association's maintenance, repair and replacement responsibilities. Basically, each member is responsible for maintaining their unit and the property owned or assigned to them. The Association is responsible for maintaining the common ground and the exterior of the buildings. The membership and the Association share jointly in maintaining the limited common elements, which are assigned to individual owners.

Maintenance functions include keeping items neat, clean and in their original condition. For balconies, this would include applying wood sealers. Repairs are defined as the physical activity to fix a damaged or broken item. A replacement would be the structural repair or complete replacement of an item. If you have any questions concerning your responsibilities, please contact the Association or the management company at 215-343-1550.

	<b>HOMEOWNER</b>	<b>ASSOCIATION</b>
<b><u>UNIT OWNER PROPERTY</u></b>		
A/C Units/Heat Pumps/Related Wires, Pipes & Pad Maintenance, Repairs & Replacement	X	
Alarm Systems (Private Units) Maintenance, Repairs & Replacement	X	
Appliances/Hot Water Heater Maintenance, Repairs & Replacement	X	
Basements Water Seepage	X	
Sump Pumps (Maintenance, Repairs & Replacement)	X	
Chimney/Fireplace Repairs & Cleaning	X	
Chimney Caps & Flashing Leaks		X
Doors (Entrance) & Frames Painting Outside (on scheduled basis)		X
Painting Inside	X	
Maintenance, Repairs & Replacement	X	
Locks & Hardware	X	
Doors (Sliding & Storm) Maintenance, Repairs & Replacement	X	
Dryer Vents Cleaning, Repairs & Replacement	X	
House Numbers	X	

	<b>HOMEOWNER</b>	<b>ASSOCIATION</b>
Lights/Entrance		
Maintenance, Repairs & Replacement	X	
Light Bulb Replacement	X	
Sewer Line (Private)		
Cleaning, Repairs and Replacement of Unit Line	X	
Water Pipes		
Maintenance, Repairs & Replacement	X	
Water Spigot		
Repairs, Replacement & Winterize/Summerize	X	
Windows, Window Wells & Frames		
Glass, Unit & Frame Repairs & Replacement	X	
Flashing Leaks & Re-caulking		X
<b><u>LIMITED COMMON ELEMENTS</u></b>		
Decks		
Snow Removal, Maintenance, Repairs & Replacement	X	
Waterproofing (with Association approved color)	X	
Structural Replacement		X
Common Stairways		
Maintenance, Repairs & Replacement	X	
Driveways (Private)		
Snow Removal & Repairs	X	
Resealing/Repaving/Apron Replacement		X
Exterminating		
Inside Home, Deck/Patio	X	
Common Ground		X
Patios		
Snow Removal, Maintenance, Repairs & Replacement	X	
Structural Replacement		X
Roof Sewer Vent Pipe		
Flashing Leaks		X
Replacement	X	
Sidewalks (Private)		
Snow Removal, Repairs & Replacement	X	
<b><u>ASSOCIATION PROPERTY – BUILDING</u></b>		
Attic Area		X
Gutters, Downspouts and Splash Blocks		
Cleaning, Repairs & Replacement		X

	<b>HOMEOWNER</b>	<b>ASSOCIATION</b>
Roofs		
Maintenance, Repairs & Replacement		X

Siding, Trim & Soffits		
Maintenance, Repairs, Replacement & Re-caulking		X
Unit Structure		
Foundation & Slabs	X	
<b><u>ASSOCIATION PROPERTY – GROUNDS</u></b>		
Common Roads, Parking Areas, Curbs & Common Sidewalks		
Snow Removal, Repairs & Replacement		X
Entrance & Street Signage		
Maintenance, Repairs & Replacement		X
Fences on Common Area		
Painting, Maintenance, Repairs & Replacement		X
Low Flow Channel		X
<b><u>ASSOCIATION PROPERTY – LANDSCAPING</u></b>		
Detention Basins/Swales & Lawn		
Mowing & Maintenance		X
Tree, Shrubbery Beds & Shrubbery		
Mulching, Maintenance & Chemical Applications		X
Trimming & Replacement		X
<b><u>ASSOCIATION PROPERTY – RECREATIONAL</u></b>		
Park Benches/Walking Trails/Tennis Court/Tot Lots		X
<b><u>OTHER</u></b>		
Fire Hydrants		
Maintenance	WATER	AUTHORITY
Mailbox		
Individual Boxes, Locks & Keys	POST	OFFICE
Sewer Lines		
Repairs & Replacement of Common Main Line	SEWER	AUTHORITY
Lawn Vent Cap Replacement		X
Streetlights (Trafalgar Road)		
Painting, Maintenance, Repairs & Replacement		TOWNSHIP
Streetlights (Association Roads)		
Painting, Maintenance, Repairs & Replacement		PECO