

Cold Point Manor Landscape Responsibilities:

(This is clarification to Exhibit D of the Declaration)

	<u>Landscaper/HOA</u>	<u>Homeowner</u>
Cut grass	X	
Weed beds against the house and along both sides of the service walk		X
Mulch beds against the house and along both sides of the service walk		X
Weed & Mulch Common Area	X	
Fertilizer Applications (6 per year)	X	
Reseeding (extra)	X	
Tree & shrub trimming Common Area	X	
Tree & shrub trimming against the house and along both sides of the service walk		X
Replacement of All Trees, Bushes and Shrubs	X	
Watering the beds against the house and along the service walk & grass within 10 feet of the unit		X

* Anything within the planting beds against the house and opposite the service walk is the responsibility of the homeowner except replacement.

* HOA/Paone has to contract with Penna Landscaping for reseeding as necessary.

* Paone has to provide a 1 year warranty for trees, shrubs & bushes against the foundation along the service walk.

* Common Area trees are replaced as part of the Developer's responsibility periodically during the life of the job.

EXHIBIT "D"

**COLD POINT MANOR COMMUNITY ASSOCIATION
REPAIR AND REPLACEMENT RESPONSIBILITIES**

KEY

CF = COMMON FACILITIES and CONTROLLED FACILITIES – Owned or regulated by the Association.

LCF = LIMITED COMMON FACILITIES – Common areas designated for the exclusive use of the Owners of the Unit/Units

U = UNIT - the dwelling owned by one or more Owners.

COMPONENT (ALL COMPONENTS ARE NOT FEATURED IN ALL UNITS)	TYPE	ASSOCIATION RESPONSIBILITY	OWNER RESPONSIBILITY
Roofing & Flashing	LCF	None	Repair Replacement
Skylights	U	None	Cleaning Repair Replacement (2)
Gutters and Downspouts	LCF	None	Cleaning Repair Maintenance
Soffits, Fascia & Trim (Cedar)	LCF	None	Repair Maintenance
Stucco Exterior	LCF	None	Repair
Chimney Exteriors (Stucco)	LCF	None	Maintenance Replacement
External Flue and Top Caps Firebox and Flue within Chimney	U	None	Cleaning Repair Replacement
Glass: Window Glass Patio Doors	U	None	Cleaning Repair Replacement
Screen/Storm Door	U	None	Repair Replacement
Exterior Lighting Located on	LCF	None	Repair

COMPONENT (ALL COMPONENTS ARE NOT FEATURED IN ALL UNITS)	TYPE	ASSOCIATION RESPONSIBILITY	OWNER RESPONSIBILITY
Unit		Maintenance Electricity	Maintenance Electricity Bulb Replacement
Driveway to Front Entrance of Home	LCF	None	Cleaning Snow Clearing Repair Replacement
Curbing (Concrete) which are Adjacent to Streets	CF	Repair Replacement	Snow Cleaning
Driveway (asphalt)	LCF	None	Snow Clearing Cleaning Resealing Resurfacing
Landscape Material	LCF	Replacement	Watering Maintenance
All Other Landscape Material on the cutting Property Including: Turf, Planted Beds, Shrubs & Trees (Unless installed by Resident)	CF	Maintenance Replacement Weeding	Watering Weeding (within 10 feet of Unit)
Mailboxes Cluster	CF	Repair Replacement	None
Storm Water Management System	CF	Repair Replacement	None
Detention Basins Storm Water Management System and Sanitary Sewer System	CF	Replacement Operation Maintenance	None
Asphalt & Parking Spaces, Traffic Signs and Controls and Private Streets	CF	Install signals and signage Replacement Repair Resurfacing Snow Clearing Ice Melting (1)	None
Trash Removal	U	Private Trash Removal	None
Doors: Front Entrance Door Overhead Door Rear Door (Outside Unit) Garage Entrance Door (Inside Unit)	U	None	Repair Replacement
Locks, Hinges or Other Hardware on Windows or Doors, Garage Door Mechanicals	U	None	Operation Repair Replacement

COMPONENT (ALL COMPONENTS ARE NOT FEATURED IN ALL UNITS)	TYPE	ASSOCIATION RESPONSIBILITY	OWNER RESPONSIBILITY
Security System	U	None	Operation Repair Replacement
Decks, Patios, Railings,	LCF	None	Repair Maintenance
Basement, Internal Structural Components	U	None	Repair
Foundation Walls	U	None	Repair
Interior Components: Everything Inside "Exterior Surface Side" or Having "Interior Aspect"	U	None	Repair Maintenance Replacement
Plumbing and Electrical Regardless of Location	U	None	Operation Repair Maintenance Replacement
HVAC Units (Although Located Outside of Unit) Including Concrete Pad	U	None	Operation Repair Maintenance Replacement
Lighting Along Interior Streets and Around Parking Islands	CF	Electricity Repair Maintenance Replacement	None
Emergency Access	CF	Maintenance	None
Liability Insurance		Common Facilities and Controlled Facilities	Maintain at all times: Homeowners', Fire & Liability For Unit