

## KIMBERTON KNOLL HOMEOWNERS ASSOCIATION RESPONSIBILITY CHART

The following is a list of the Unit Owner and Association's maintenance, repair and replacement responsibilities. This chart is not intended to, nor should it be interpreted to cover every component or item of responsibility. It is to be used as a guide to determine the ownership and responsibility of major components within the Association.

Essentially, each Unit Owner is responsible for maintaining their Unit and the property reserved or assigned to them. Maintenance functions include keeping items neat, clean and in their original condition. Repairs are defined as the physical activity to fix a damaged or broken item. A replacement may be the structural repair or complete replacement of an item.

**Component Key:**     **CA=** Common Area  
                               **U=** Unit  
                               **T=** Township/Other

**Cost Key:**            **C=** Common Expense – Costs shared by all Unit Owners as part of Assessments.  
                               **LE=** Limited Expense - Association costs which are excluded from the budget (or the monthly assessment) and are charged directly to one or more Unit Owners who benefit from the expense.  
                               **UO=** Expense borne directly by Unit Owner

COMPONENT	OWNERSHIP	ASSOCIATION RESPONSIBILITY	CHARGED AS	UNIT OWNER RESPONSIBILITY
A/C Units, Condenser and Related Equipment Wires	U	None	UO UO UO	Maintenance Repair Replacement
Alarm Systems/Sprinkler Systems	U	None	UO UO UO	Maintenance Repair Replacement
Appliances, Hot Water Heater, Exhaust Fans, Fireplaces	U	None	UO UO UO	Maintenance Repair Replacement
Basements	U	None	UO UO	Water Infiltration Sump Pump
Entrance Doors, Door Frames, Door Jambs, all Hardware, Doorbell	U	Exterior Painting on scheduled basis (Townhomes only)	C  UO UO UO	  Maintenance Repair Replacement
Sliding Glass Doors including Frames and Hardware	U	None	UO UO UO	Maintenance Repair Replacement
Dryer Vents, Exhaust Vents	U	None	UO UO UO UO	Cleaning Maintenance Repair Replacement
House Numbers	U	None	UO UO UO	Maintenance Repair Replacement

<b>COMPONENT</b>	<b>OWNERSHIP</b>	<b>ASSOCIATION RESPONSIBILITY</b>	<b>CHARGED AS</b>	<b>UNIT OWNER RESPONSIBILITY</b>
Unit Exterior Lighting	U	None	UO UO UO	Maintenance Repair Replacement
Sewer Line (private unit line/lateral)	U	None	UO UO UO	Cleaning, Repair and Replacement of Lateral Line Into Unit
Water Meter	U	None	UO UO UO	Maintenance Repair Replacement
Common Area and builder installed landscaping	CA	Maintenance Repair Replacement	C C C	none
Unit Owner installed plants and landscaping	U	None	UO UO UO	Maintenance Repair Replacement
Sidewalks, Walkways	U	Snow Removal Maintenance Repair Replacement	C C C C	none
Water Pipes and Spigots	U	None	UO UO UO	Maintenance Repair Replacement
Windows– Glass – Frames, Sliding Glass Doors, all Hardware	U	none	UO UO UO	Maintenance Repair Replacement
Exterminating	U	None	UO	As necessary
Exterminating – outside	CA	As Necessary	C/LE	None
Patios, Decks, Porches	U	Repair and Replacement	UO UO UO	Maintenance
Roofs, Shingles, Flashing, Ridge Vents	U	Maintenance Repair Replacement	C C C	None
Gutters, Downspouts	U	Repair Replacement	C C	None
Siding, Stone Facade	U	Maintenance Repair	C C C	None
Trim and Soffits	U	Maintenance Repair	C C C	None
Chimney including Cap, Fireplaces	U	Siding/Stone Exterior Only	C UO UO UO	Maintenance Repair Replacement
Unit Structure	U	None	UO	Maintenance, Repair, Replacement
Roads and Parking Areas	CA/T	Maintenance Snow Removal Repair Replacement	C C C C	None
Curbs and Sidewalks	CA	Maintenance Snow Removal Repair Replacement	C C C C	None

<b>COMPONENT</b>	<b>OWNERSHIP</b>	<b>ASSOCIATION RESPONSIBILITY</b>	<b>CHARGED AS</b>	<b>UNIT OWNER RESPONSIBILITY</b>
Entrance Signage, Street Signage	CA	Maintenance Repair Replacement	C C C	None
Common Area Fence	CA	Maintenance Repair Replacement	C C C	None
Public Site Lighting	CA	Maintenance Repair Replacement	C C C	None
Retaining Walls	CA	Maintenance Repair Replacement	C C C	None
Detention Basins	CA	Maintenance Repair Replacement	C C C	None
Common Lawn Areas	CA	Maintenance Turf Applications Reseeding	C C C	None
Common Area Trees & Shrubbery	CA	Spraying, Fertilization, Trimming and Replacement	C C C	None
Cluster Mailboxes	US POSTAL	None		None