

**PATRIOTS RIDGE CONDOMINIUM ASSOCIATION**  
**RESPONSIBILITY LIST**

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. **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.

	HOMEOWNER	ASSOCIATION
<b><u>UNIT OWNER PROPERTY</u></b>		
A/C Units/Related Wires & Pipes		
Maintenance, Repairs, Replacement, Pad under Unit	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	
Dryer Vents, Kitchen Vents		
Cleaning, Repairs, Replacement	X	
Doors (Entrance) & Frames/Decorative Molding		
Painting Outside (on scheduled basis)		X
Painting Inside, Locks & Hardware	X	
Maintenance, Repairs, Replacement	X	
Doors (Sliding & Storm)		
Maintenance, Repairs, Replacement	X	
House Numbers	X	
Lights/Entrance		
Maintenance, Repairs, Replacement, Bulb Replacement	X	
Skylights		
Flashing Leaks		X
Repairs, Replacement, Cleaning	X	

	HOMEOWNER	ASSOCIATION
Unit Structure		
Foundation, Slabs	X	
Water Pipes, Unit Spigot		
Maintenance, Repairs, Replacement	X	
Windows & Frames		
Glass & Unit Replacement, Frame Repairs	X	
Flashing Leaks		X
<b>LIMITED COMMON ELEMENTS</b>		
Exterminating		
Inside Home	X	
Outside Attached to Building, Common Ground		X
Patios/Porches/Decks		
Maintenance, Repairs	X	
Replacement		X
Roof Sewer Vent Pipe		
Flashing Leaks		X
Replacement	X	
Sewer Lines - Unit		
Cleaning, Repairs, Replacement of Unit Line	X	
Sidewalks (Private)		
Snow Removal, Repairs, Replacement		X
<b>ASSOCIATION PROPERTY - BUILDING</b>		
Gutters, Downspouts and Splash Blocks		
Cleaning, Repairs, Replacement		X
Roofs		
Roof Leaks, Repairs		X
Entire Roof Replacement (on scheduled basis)		X
Siding, Trim & Soffits		
Maintenance, Repairs, Replacement		X
<b>ASSOCIATION PROPERTY - GROUNDS</b>		
Common Roads, Parking Areas & Curbs		
Repairs, Replacement, Snow Removal		X
Entrance Signage		
Maintenance, Repairs, Replacement		X

	HOMEOWNER	ASSOCIATION
Fences on Common Area		
Maintenance, Repairs, Replacement		X
Lamp Posts/Site Lighting		
Electricity		X
Maintenance, Repairs, Replacement	PECO	PECO
Retaining Walls		
Maintenance, Repairs, Replacement		X
Sewer Lines		
Repairs/Replacement of Common Main Line	SEWER	AUTHORITY
Lawn Vent Cap Replacement		X
Sidewalks (Common)		
Snow Removal, Repairs, Replacement		X
Street Signage – Private Roads Only		
Maintenance, Repairs, Replacement		X
<b><u>ASSOCIATION PROPERTY – LANDSCAPING</u></b>		
Detention Basins/Swales		
Mowing, Maintenance		X
Lawn Maintenance		
Mowing, Chemical Applications, Reseeding, Leaf Removal		X
Tree & Shrubbery Beds		
Mulching, Weeding, Leaf Removal, Chemical Application		X
Trees & Shrubbery		
Spraying/Fertilization, Trimming, Replacement		X
<b><u>OTHER</u></b>		
Fire Hydrants		
Maintenance		TOWNSHIP
Mailbox		
Locks, Keys		POST OFFICE
Individual Boxes		X

Patriot's Ridge Drive is dedicated to Plumstead Township.