

MORGANDALE CONDOMINIUM ASSOCIATION

COMPONENT AND RESPONSIBILITY CHART

This chart has been adopted by the Morgandale Council to inform Residents regarding the responsibilities for various components found in Morgandale and how those costs will be assessed.

Homeownership Key:

CE	=	Common Element – owned collectively by all Homeowners of the Condominium.
LCE	=	Limited Common Element – owned by all Homeowners with access, use, or benefit limited to one or more, but less than all, Units.
U	=	Unit – owned by one or more Homeowners, a dwelling.
T	=	Township – owned and maintained by Towamencin Township.

Cost Key:

C	=	Common Expense – Association costs are shared by all Homeowners.
L	=	Limited Common Expense – Association costs are shared only by those Units accessing, using, or benefitting from that Limited Common Element.
S	=	Shared Expense – Costs are shared by two Units accessing, using, or benefitting from that Limited Common Element.

Footnote:

- (1) Items to be replaced and/or added by Homeowner must first be approved by the Association by submitting an Exterior Modification Form.**
- (2) Snow will be cleared where there are no vehicles parked in the area when contractor is present to do the work.**

<u>COMPONENT</u> (All Components Are Not Featured In all Units)	<u>OWNERSHIP</u>	<u>CONDOMINIUM</u> <u>DUTY</u>	<u>CHARGED</u> <u>AS</u>	<u>HOMEOWNER</u> <u>DUTY</u>
Roofing	CE	Repair	C	None
Flashing		Replacement	C	
Skylights	U	None		Repair Replacement (1)
Gutters	CE	Repair	C	None
Downspouts		Maintenance	C	
		Replacement	C	
Splashblocks	CE	Replacement	C	None
Soffits & Fascia	CE	Repainting	C	None
		Repair	C	
		Replacement	C	
Exterior Siding, Trim	CE	Repair	C	None
Soffits (Vinyl)		Power washing	C	
		Replacement	C	
Brick Exterior Treatment	CE	Repair	C	None
		Replacement	C	
Shutters	CE	Repair	C	None
		Cleaning	C	
		Replacement	C	
		Paint	C	
Chimney Exteriors (brick only)	CE	Repair	C	None

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Chimney Flues	U	None		Cleaning Repair Replacement
Fireplaces, Hearth	U	None		Cleaning Repair Replacement
All Windows, Frames, Glass, Locks, Hinges or Other Hardware	U	None		Cleaning Repair Replacement (1)
All Doors, Frames Locks, Hinges or Other Hardware	U	Paint Exterior Side None	C	Cleaning Repair Replacement (1)
Garage Door Garage Door Lock, Hardware, Mechanics	U	None		Cleaning Repair, Painting, Replacement (1)
Front Porch, Entranceway, LCE		Snow clearing	L	None
Landing, Stoop	LCE	Replacement	L	None
Exterior Entrance Lighting Controlled Inside Unit Front Porch and Rear Patio	U	None		Repair Replacement Electricity Replacement (1)
Storage and utility rooms	U	None		Cleaning and repair

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Back Patio (Stones Deck, Pavers)	LCE	None		Cleaning Maintenance Snow/Ice clearing Staining Replacement(1)
Balcony, Railings	LCE	None		Cleaning Maintenance Snow/Ice clearing Staining Replacement (1)
Privacy Fencing between Units (Pressure Treated Wood)	LCE	Repair Replacement	L L	None
Gate Fencing, if present	U	None		Cleaning Maintenance Staining Replacement
Foundation Walls	CE	Repair	C	None
Interior Load-bearing	LCE	Repair	L	None
Walls, Floor Joists, Ceiling Structures (not including floors or ceiling drywall)	LCE	Replacement & Repair	L	None

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Interior Components or Everything Inside “Exterior Surface Side”	U	None		Repair Maintenance Replacement
Attic Space, Non- Structural Components Beneath Roof Sheathing, Insulation	U	None		Repair Maintenance Replacement
Plumbing and Electrical for sole use of Unit	U	None		Repair Maintenance Replacement (1)
Plumbing and Electrical Serving two Units	LCE	None	S	Repair Maintenance Replacement (1)
Plumbing and Electrical Serving more than two Units	LCE	Repair and Replacement	C	None
HVAC Units (Wherever Located)	U	None		Repair Maintenance Operation Replacement
Sidewalks to Individual Units	LCE	Snow clearing Repair Replacement	C L C	Cleaning
Common Walkways	CE	Snow clearing Repair Replacement	C C C	None
Landscape (Turf, Trees, Shrubs, Bushes)	CE	Maintenance Replacement	C C	Watering Near Unit
Planted Beds Adjacent to Units	LCE	Shrub Trimming	L	Watering, Weeding & Mulching

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Landscape Material Located Inside Privacy Fencing	LCE	None		Watering, Weeding & Mulching
Roads and Parking Spaces	CE	Repair Resurfacing Snow clearing (2) Ice Melting	C C C C	None
Driveways (where applicable)	LCE	None		Repair, resurfacing, Snow clear- ing, Ice Melting
Curbing	CE	Repair Replacement	C C	None
Lighting – Street and Parking Areas	CE	Electricity Repair Maintenance Replacement	C C C C	None
Clubhouse	CE	Operating Utilities Repair Maintenance Replacement	C C C C C	None
Pool, Pool Area	CE	Operating Repair Maintenance Replacement	C C C C	None
Basketball Courts, Tennis Courts, and Tot Lot	CE	Maintenance Resurfacing Replacement	C C C	None