

Crescent Maintenance Summary

The following information is current as of October 5, 2022.

All information is subject to change as permitted in accordance with the terms of the Community Documents.

General Maintenance Responsibilities	Single Family Detached Homes (No Services) (Type A)	Town Homes (Standard) (Type B)	Single Family Detached Homes (With Services) (Type C)
Lawn care – grass mowing, fertilization, and reasonably practical weed control within accessible areas.	Homeowner	Association	Association
Trees, shrubs and planting beds planted by builder or by the Association – trimming, weeding, and fertilization within accessible areas.	Homeowner	Association	Association
Landscaping planted by Homeowner.	Homeowner	Homeowner	Homeowner
Snow removal and ice treatment on all sidewalks abutting a Unit, driveways, and service walks on Units (except within rear yards).	Homeowner	Association	Association
Snow removal and ice treatment on surfaces within rear yards (if applicable) of Units.	Homeowner	Homeowner	Homeowner
Snow removal and ice treatment on sidewalks abutting Common Facilities.	Association	Association	Association
Maintenance, repair and replacement of all improvements to a Unit, including sewer ejector pumps, if any.	Homeowner	Homeowner	Homeowner
Maintenance, repair and replacement of the Common Facilities and all improvements thereto, including Walking Trails and private streets and alleys, together with all Belgian Block curbing.	Association	Association	Association
Maintenance, repair and replacement of Common Element portions of a Building, including Common Element roofs, exterior walls and foundation	N/A – All portions of the Building are part of the Unit and maintained, repaired and replaced by Homeowner	N/A – All portions of the Building are part of the Unit and maintained, repaired and replaced by Homeowner	N/A – All portions of the Building are part of the Unit and maintained, repaired and replaced by Homeowner
Insurance			
Property insurance equal to the replacement value of the Unit and all structures comprising part of the Unit or located on the Unit, as well as personal property and improvements and betterments for a Unit. Comprehensive general liability insurance covering occurrences arising out of or in connection with the ownership of a Unit in an amount not less than \$500,000.00.	Homeowner (Typically form HO-3)	Homeowner (Typically form HO-3)	Homeowner (Typically form HO-3)
Property insurance on the Common Facilities equal to the replacement cost thereof and on personal property of the Association in the amount of their actual cash value. Comprehensive general liability insurance covering occurrences arising out of or in connection with the Common Facilities in an amount not less than \$1,000,000.00.	Association	Association	Association
Assessments			
Total Monthly Assessments paid to Crescent Neighborhood Association, Inc. ("Association")	\$100 per month	\$135 per month	\$140 per month
Total Initial Assessment paid to the Association	\$750	\$750	\$750

NOTE A: Cranberry Township will be responsible for snow removal from and ice treatment of completed public streets after dedication and acceptance.

NOTE B: The budget of the Association includes reserves for replacement of Common Elements. In the event that reserves for replacements are insufficient when replacements are required, the Association will levy special assessments for capital improvements pursuant to the Community Documents.

This summary is not a substitute for the Community Documents. Purchasers must refer to all Community Documents, and other recorded documents (including the Declaration and subdivision and land development plans), for rights and obligations of ownership in Crescent. If there are any questions, purchasers should seek the advice of their real estate counselor or attorney.