

## **Common Elements and Limited Common Elements**

Common Elements are defined in the Declaration (Section 5.1). As they pertain to our Summer Seat community, they include:

- All real property and improvements not included within or part of any Unit (including all original front and back yards and mulch beds)
- The clubhouse and related improvements
- The pool
- Sidewalks and island near pickleball court
- Storm Water Management System, including the retention ponds
- Roofs and siding and gutters of all units

Maintenance of these items is the responsibility of the HOA, unless specified otherwise in an approved Variance Request. The cost of this maintenance is shared equally among all homeowners.

No work can be done on any Common Element without the permission of the HOA.

Limited Common Elements are defined in the Declaration (Section 5.3) as those allocated for exclusive use by some, but not all of the units (hence, the term "Limited"). The main Limited Common Elements in Summer Seat are:

- Patios and/or decks
- Driveways
- Service walks into the house

The cost of maintaining Limited Common Elements is borne by the individual homeowners. However, the HOA, using a qualified independent contractor, shall inspect all Limited Common Elements on a regular basis as reasonably necessary, for the purpose of determining their condition and the need for any maintenance work. (Copies of these inspections are to be made available to all Unit Owners and, upon request, the Township.)

The cost of any required maintenance work that is deemed necessary as a result of these inspections is to be borne by the Homeowner.

Note: The above is meant to assist the Unit Owners in understanding the ownership and maintenance responsibilities of the various items in the community. However, it does not supersede the Declarations, By Laws and Rules and Regulations of the community, which are the governing document of the community in these matters.