

Elmhurst Maintenance Summary

The following information is current as of August 15, 2016

All information is based on the content of the

Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Elmhurst, a Planned Community in Sewickley Borough, Allegheny County, Pennsylvania ("Declaration").

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

Maintenance Responsibilities	Single Family Homes	Town Homes
All lawn care throughout the entire community including on individual homesites. ¹ Includes grass mowing, fertilization, and reasonably practical weed control.	Association	Association
Landscaping Plantings care. Includes maintenance of trees, bushes, shrubs, and planting beds including trimming, weeding, and fertilization of plants.	Association ^{1,3}	Association ^{1,3}
Reasonably practical removal of snow from, and the reasonably practical treatment for ice accumulation on: • All Streets and Driveways ³ • All pedestrian walks within the community including sidewalks and service walks (including stairs and rails) within front yards of Units; ³ does not include stoops, steps, landings, porches, or decks of homes.	Association	Association
Maintenance ² of Common Facilities and Controlled Facilities: ³ • All Streets and Drives within the community • All pedestrian walks within the community including sidewalks and service walks (including stairs and rails) within front yards of Units. ³ Does not include stoops, steps, landings, porches, or decks of homes. • Utility service lines not owned by utility providers, e.g., underground and under-building sewer trunk lines • Storm Water Facilities • All retaining walls and all fences ³	Association	Association
Maintenance, repair and replacement of all parts and components of the home, including all exterior materials and finishes. ²	Homeowner	Homeowner

Insurance Responsibilities		
Property insurance (such as, but not limited to, an HO3 policy of insurance) in an amount not less than an amount sufficient to replace and rebuild the Owner's Dwelling, and any and all improvements and betterments thereto.	Homeowner	Homeowner
Comprehensive general liability insurance, including medical payments insurance, in an amount of not less than \$1,000,000.00, covering all occurrences commonly insured against for death, bodily injury and property damage, arising out of or in connection with the use, ownership or maintenance of the Common Elements.	Association	Association

Assessments		
Projected assessment (monthly) ⁴	\$158.26	\$158.26
Initial Assessment paid at settlement ⁵	\$400.00	\$400.00

This summary is not a substitute for the actual documents. Purchasers must refer to all recorded documents (including recorded Declaration, Amendments to Declaration, and Land Development and Subdivision Plans) for rights and obligations of property ownership in Elmhurst. If there are any questions, purchasers should seek the advice of their real estate counselor or attorney.

¹ except within inaccessible areas (areas within enclosing fences or structures are inaccessible).

² "in a manner which preserves, keeps functional, complies with all applicable Borough, County, State and Federal regulations, ordinances and laws and retains the functional condition thereof". See Declaration Sections 3.2 and 4.3.2.

³ Installed by the developer, installed by the Association, or approved by the Executive Board as an Architecturally Controlled Improvement Controlled Facility

⁴ Assessments are based on interim budgets, applicable prior to community completion, and may be more or less than assessments which will be applicable when the entire Community is completed. Final assessments will be based on final budgets which the Association will adopt each year. The date of start of all assessments is determined by Declarant, see 68 Pa.C.S.A. § 5314, Uniform Law Comment.

⁵ "Each Unit Owner (other than a Declarant) shall, at the time of the first Conveyance of a Unit from a Declarant or Assignee Declarant to such Unit Owner, pay to the Association an initial assessment in the amount of Four Hundred and no/100 Dollars (\$400.00) ... [which] shall not be credited as an advance payment of annual or special assessments." Declaration Section 5.8.