

THE VILLAS AT THE RETREAT HOMEOWNERS ASSOCIATION

CHART OF MAINTENANCE RESPONSIBILITIES

This chart and the titles and headings used herein are not intended to describe or encompass every maintenance function or to delineate all respective responsibilities between the Unit Owners, severally, and the Association. The placement of responsibility under any specific column does not necessarily coincide with the actual ownership of the component. The Unit deed determines ownership. In many cases, maintenance responsibility is allocated to the Association to ensure consistency, uniformity and quality of repair, and to protect community health and safety. Where such maintenance is required due to the negligent or wrongful act or omission of a Unit Owner (or his family, tenants, employees, agents, visitors, guests or pets), the Association will perform the necessary maintenance at the sole expense of the Unit Owner.

ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER*	JOINT**
Sidewalks, including steps			
Cleaning and Sweeping		X	
Maintenance and Repair		X	
Replacement		X	
Driveway Surfaces			
Cleaning and Sweeping		X	
Maintenance and Repair		X	
Replacement		X	
Porches and Decks			
Repair		X	
Replacement		X	
Patio			
Cleaning and Sweeping		X	
Maintenance and Repair		X	
Replacement		X	

ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER*	JOINT**
Landscaping on Unit			
Lawn Mowing	X		
Shrub and Tree Pruning (front beds only)	X		
Bed Cleaning and Weeding (front beds only)	X		
Fertilizing, Weed Control and Insect Control	X		
Mulching	X		
Leaf Removal	X		
Edging (twice annually)	X		
Replacement of Grass, Shrubs and Trees		X	
Landscaping Installed by Unit Owner		X	
Landscaping on Common Elements			
All Landscaping	X		
Snow Removal on Unit			
Sidewalks, Stoops and Front Porch	X		
Patios and Decks		X	
Driveways	X		
Fire Hydrant Access	X		
Mailbox Access		X	
Snow Removal on Common Elements			
All Snow Removal	X		
Exterior Lighting Serving Common Facilities			
Repair and Replacement of Fixtures	X		
Repair and Replacement of Wiring	X		
Bulb Replacement	X		

ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER*	JOINT**
Exterior Lighting Serving Only One Unit			
Repair and Replacement of Fixtures		X	
Repair and Replacement of Wiring		X	
Bulb Replacement		X	
Electrical System			
All Portions of System Serving Only One Unit		X	
Water/Plumbing System			
All Portions of System Serving More Than One Unit***			
All Portions of System Serving Only One Unit		X	
Sewer System			
All Portions of System Serving More Than One Unit (Mains and Laterals)***			
All Portions of System Serving Only One Unit (Service Lines)		X	
Lawn Sprinkler System			
All Portions of System Serving More Than One Unit	X		
All Portions of System Serving Only One Unit		X	
Propane Supply System			
All Portions of System up to the lot line of the Unit****	X		
Connection From the lot line of the Unit		X	
Basement Leakage			
Repairs and Remedies as required		X	
Pest Control and Extermination			
Exterior Wood-Boring and Stinging Insects		X	
All Other Infestations		X	

ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER*	JOINT**
Painting/Staining			
Decks		X	
Exterior Doors and Garage Doors		X	
Interior Surfaces		X	
Storm Water Drainage (Common Elements)			
Swale Maintenance, Regrading and Repair as required	X		
Insurance			
Blanket Policy Covering Common Elements Liability	X		
Unit Policy – Structure, Contents and Liability		X	
Association/Director's Liability Insurance	X		
Trash Removal			
Trash removal – pickup at curb side	X		
Recycling*****			
Maintenance, Repair and Replacement of:			
Heating and Air Conditioning Systems		X	
Water Heaters		X	
Appliances		X	
Furnace Vents		X	
Mailboxes, Standards and Posts		X	
Dryer Vents		X	
Roofing, Gutters and Downspouts		X	
Fireplaces		X	

ITEM DESCRIPTION	ASSOCIATION	UNIT OWNER*	JOINT**
Windows			
Replacement		X	
Glass Replacement		X	
Cleaning and Maintenance		X	
Exterior Doors			
Replacement		X	
Locks, Hinges and Hardware		X	
Trim, Buck, Sill and Weatherstripping		X	
Privacy Fences			
Staining or Painting		X	
Replacement		X	
Garage Doors			
Replacement		X	
Garage Door Opener and Controls		X	
Hardware, Hinges, Locks and Tracks		X	

*In the event that, in the judgment of the Association or the Managing Agent, an exterior item listed in this column is in need of repair, maintenance or replacement, and a Unit Owner fails to complete such repair, maintenance or replacement within a reasonable period of time after receiving notice from the Association that such work must be done, the Association may cause the work to be done and shall bill the cost of such repair, maintenance or replacement to the Unit Owner who failed to complete the work. The costs incurred by the Association for the remediation of the Unit Owner's work shall be billed to the Unit Owner and collected as a special assessment in accordance with the provisions of the Declaration of Covenants and Restrictions for The Villas At The Retreat At The Links At Gettysburg, A Planned Community ("**Declaration**").

**JOINT represents those maintenance, repair or replacement items that are assigned to the Association to perform, but the costs of which are billed to the benefited Unit Owner by the Association. If a Unit Owner desires to do the work himself or desires to contract with a reputable contractor to complete any item set forth in the JOINT column, the Unit Owner may do so at his sole expense, provided that he obtains prior written approval of his plans and specifications from the Executive Board in accordance with Subsection 6.1.2 and

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Article IX of the Declaration. In the event that the work is not approved by the Executive Board prior to commencement, or if, in the judgment of the Executive Board, the work is inconsistent with community standards, the Executive Board may cause the work to be corrected to acceptable standards at the Unit Owner's expense. The costs incurred by the Association for the remediation of the Unit Owner's work shall be billed to the Unit Owner and collected as a special assessment in accordance with the provisions of the Declaration. It is presently anticipated that there will be no joint maintenance items; however, the Association reserves the right to designate an item as a joint maintenance item by amending this Chart of Maintenance Responsibilities in accordance with the provisions of Section 17.1 of the Declaration.

***Maintenance, repair and replacement of main and lateral water and sewer lines up to and including the lot line of the Unit will be the responsibility of the public utilities that own and operate the Community Water System and Wastewater System.

****Maintenance, repair and replacement of propane tanks and exterior connections up to and including the lot line of the Unit will be the responsibility of the independent contractor selected to supply propane to the Community.

*****Mount Joy Township does not require recycling at the present time. Currently, Unit Owners may take recyclables to a centralized location within the PGC.