

FIELDSTONE HOMEOWNERS ASSOCIATION, INC.
RESPONSIBILITIES
QUICK REFERENCE GUIDE

Each owner is primarily responsible for the repair and maintenance of their town home and the real estate they own. The services provided by the Association are set forth in the Association's declaration. In some instances, the Association's responsibilities could include work performed on your town home or your private lot.

Homeowner Responsibilities

1. Maintain and repair roof, gutters and downspouts (leaks, gutter cleaning, etc.).
2. Maintain, repair, seal and replace deck. Deck must be kept in a clean and safe condition.
3. Maintain water and sewer service to home.
4. Maintain, repair, seal and replace driveway.
5. Remove snow from driveway.
6. Repair all lawn areas on private lot.
7. Replace all dead plant materials on private lot.
8. Prune, spray and replace (when necessary) all deciduous trees on private lot.
9. Assessed to stain cedar siding on a five-year schedule (Phase I only)
10. Replace rotted/damaged/missing trim.
11. Replace damaged/rotted/cedar siding (Phase I only).
12. Replace damaged or missing vinyl siding (Phase II only).
13. Replace rotted windows.
14. Repair/replace private walks as necessary.

Association Responsibilities

1. Replace roof shingles, gutters and downspouts consistent with material guarantee.
2. Paint all wooden trim on a five-year schedule.
3. Provide trash and recycling removal.
4. Provide snow removal for private walks.
5. Provide lawn mowing, shrubbery pruning, lawn chemical applications, leaf removal and spring shrubbery bed edging and re-mulching.

Association Responsibilities continued

6. Common Grounds: Lawn mowing, chemical applications to lawn and trees, reseeding and leaf removal.
7. Trees and Shrubbery: Trimming and replacement (where appropriate).
8. Tree and Shrubbery Beds: Spring bed edging, mulching, weeding and chemical application.
9. Common Roads and Parking Areas: Repairs, replacement and snow removal.
10. Curbs (Common): Repairs, replacement and snow removal.
11. Sidewalks (Common): Repairs, replacement and snow removal.
12. Entrance and Street Signs: Repairs and replacement.
13. Retaining Walls: Repairs and replacement.
14. Street Lights: Repairs and replacement.

Third-Party Responsibilities

1. Fire Hydrant Maintenance: Bucks County Water and Sewer.
2. Common Sewer Line: Bucks County Water and Sewer.
3. Cluster Mail Boxes (Including Locks and Keys): United States Postal Service, New Hope, PA.