

Chart of Responsibilities – April, 2007

Component	Association Responsibility	Unit Owner
Landscaping Plants/Trees	Replacement	None
Landscape Tie Walls	Replacement	None
Landscape Tie Walls	Replacement (15 years)	None
Common area/Front entry shrubs and trees	Replacement; pruning and maintenance	None
Foundation (unit) shrubs/trees	Replacement; pruning and maintenance	None; owner replacement with Association APPROVAL
Back of unit flower beds (existing)	None	Replacement/maintenance; new beds/changes with Association APPROVAL
Satellite Dish/Antenna	None	Removal/Replace/Repair Board APPROVAL Required to install
Skylights	None	Replace/Repair
Gutters, Downspouts	None	Scheduled Replacement Maintenance/Repair (20 year)
Chimney Flues/Gas Flues	None	Maintenance/Repair
Roofing	Replacement (25 years)	None
Roof Flashing	None	Scheduled Replacement Maintenance/Repair (25 year)
Staining siding	Scheduled Staining/Painting (5 years) Painting of Trim (5 years)	Siding/Trim Replacement & Repair
Front Entrance Door	Repainting (5 years)	Replacement Repair with Board APPROVAL
Exterior Siding Soffits	None	Maintenance/Repair
Unit Front Exterior Lighting	None	Replacement/Repair with Board APPROVAL
Decks	None	Replacement/Repair with Board APPROVAL
Windows/Glass& Screen	None	Board APPROVED Clean/Replace/Repair Locks, Hinges, Hardware; Repair/Replacement on Windows/Doors
Patio (concrete)	None	Maintenance/Repair Patio & Railings

Walkways (from sidewalk to steps/door)	None	Replace/Repair (Board will offer periodic recommended repairs at unit owner's expense when common element concrete repairs are done.)
Steps/Brick Stoops	None	Replace/Repair (Board will offer periodic recommended repairs at unit owner's expense when common element concrete repairs are done.)
Basement	None	Repair/Maintain
Slab, Foundation	None	Repair/Maintain Internal structural components
Interior components	None	Repair/Maintain Internal elements
External Plumbing, electrical	None	Repair/Maintenance provided by utility companies
Heating, Ventilating, Air Conditioning	None	Repair/Maintenance provided by plumbers, AC contractors, etc at unit owner's expense
Deck Canopy/Retractable	None	May only be installed with Board APPROVAL; Repair/Maintenance Awning Replacement
Sidewalks & Curbs (Common Elements)	Repair/Maintenance	None
Parking Areas	Repair/Maintenance	None
Roadway Surface	Repair/Maintenance Resurfacing (30 years)	None
Street Lighting	PECO Repair/Replace (fixed lease by Fox Run HOA)	None
Landscape Tie Walls	Scheduled Replacement (15 years)	None

Deck Canopy/Retractable Awning: Follow " Standards For the Installation of Deck Canopy Covers For Fox Run".

Deck Stains: Clear preservative or
Cordovan Brown Semi-Transparent. Composite deck

material color approved as "Cedar Veranda" (Certaineed) or "Light Oak"
(OASIS/Alcoa).

Satellite Dish/Antenna: Follow "Standards For The
Installation of Deck Canopy Covers For Fox Run".

Storm and Screen Door: White Full view with Brass Lock Set

Front Exterior Lighting: Brass Lantern

Windows/Glass & Screen: Casement

**PRIOR TO ANY EXTERIOR CHANGES TO THE OUTSIDE OF ANY UNIT, AN
ARCHITECTURAL REQUEST MUST BE SUBMITTED TO THE COMMITTEE FOR
REVIEW AND DISCUSSION.**

**FINAL APPROVAL WILL BE MADE BY THE BOARD OF DIRECTORS OF FOX
RUN.**

**TO REQUEST AN ARCHITECTURAL CHANGE FORM, PLEASE CONTACT
SHEW COMMUNITY MANAGEMENT.**

Shew Community Management
P.O.Box 1605
West Chester, PA 19380-0127
610-431-3436