

TIMBER RIDGE TOWNHOME ASSOCIATION

Each owner is primarily responsible for the repair and maintenance of their townhome 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 townhome or your private lot.

For your information, a listing of the Association's maintenance, repair and replacement responsibilities are detailed herein. Any function not listed as an Association responsibility is the maintenance, repair and/or replacement obligation of the individual owner. If you have any questions concerning the following information, please feel free to contact a member of the Association Board of Directors or the Association's management company, Continental Property Management, Inc. at 215-343-1550.

ASSOCIATION RESPONSIBILITIES - TOWNHOME BUILDING

None.

ASSOCIATION RESPONSIBILITIES - PRIVATE LOTS

Lawn Mowing and Chemical Applications Only.

ASSOCIATION RESPONSIBILITIES - COMMON AREA ONLY

Common Ground - lawn mowing, chemical applications, reseeding and leaf removal.

Common Roads & Parking Areas (Old Mill Lane and Parkview Circle) - maintenance, repairs, replacement and snow removal.

Common Sidewalks (parallel to roads) - maintenance, repairs, replacement and snow removal.

Curbs - maintenance, repairs and replacement.

Dumpster Enclosures - maintenance, repairs and replacement.

Street Lights - maintenance, repairs and replacement.

Street Signs - maintenance, repairs and replacement.

Trash Removal

Trees and Shrubbery - fertilization, trimming and replacement.

Tree and Shrubbery Beds - remulching, weeding and chemical applications.

OTHER RESPONSIBILITIES

Cluster Mailboxes - Post Office

Fire Hydrant Maintenance - Northampton Township.