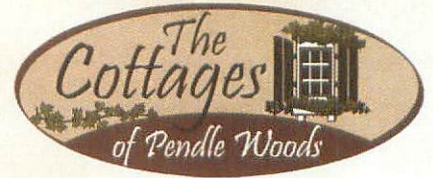


The Cottages of Pendle Woods



Assessments

Non Pond Lots	\$465 per quarter due January 1, April 1, July 1, October 1
Pond Lots	\$525 per quarter due January 1, April 1, July 1, October 1

Special assessments may be needed for unexpected expenses.

Maintenance and Repairs Defined to Common Areas

Entrance Sign
Entrance Flower Bed

Exterior Fencing
Lawn Mowing
Trees and shrubs

Sprinkler System
Leaf and Trash Cleanup

Lighting for Sign and Streets
Utilities for Lights and Lawn Sprinkler System
Pond Care Including Chemical Treatment
Fountain Operation and Necessary Repair
Real Estate Taxes Assessed Against Common Area
Insurance Premiums for Liability Coverage for Common Areas

Individual Homes

Mowing, weeding, edging, applying fertilizers
and weed controls, pruning, leaf removal, and mulching of landscape beds.
Mulching and weeding of plant beds
Operation of lawn sprinkler system including start and blow out
(repair is responsibility of homeowner)
Additional flower planting is homeowner responsibility
Driveway and sidewalk snow removal will be done on a
2 inch or more basis. Salt is at the option, responsibility and placement of homeowner.