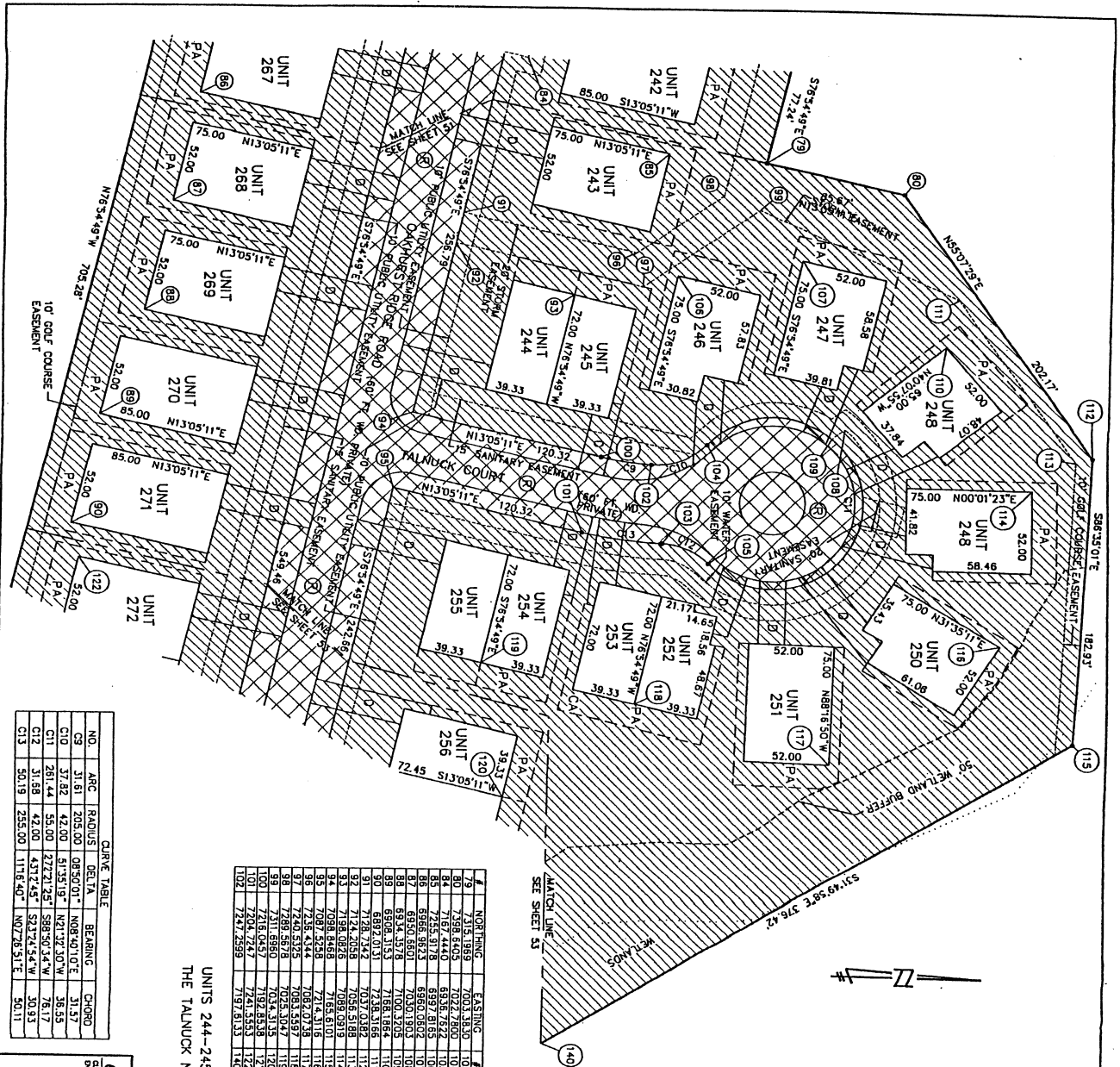


# Talnuck Owners Responsibility Matrix

T=Talnuck Owners Association   H=Homeowner   O=Oakhurst Owners Association

ITEM	Maintain	Repair	Replace	Comments
<b>GROUNDS</b>				
Driveway, Front Porch and Steps	H	H	H	
Front Sidewalk	T	T	T	
Mailbox and Post	H	H	H	Oakhurst Owners Association approved mailbox required
Irrigation System	T	T	T	Talnuck Owners Association fee includes outside water costs
Landscaping in the Limited Common Elements				Excludes landscaping installed by Talnuck owner in the Privacy Area (see description below and Fig 1)
Lawn	T	T	T	
Mulch	T	T	T	
Fertilize	T	T	T	
Fall & Spring Cleanup	T	N/A	N/A	
Plantings, Shrubs, Trees	T	T	T	
Street Trees	T	T	T	
Drainage Issues	T or H	T or H	T or H	Responsibility depends on what party is the cause of the issue
Privacy Area - Part of the Limited Common Elements				Area 6 ft on each side and 15 ft on the rear of each unit where the Talnuck owner can install landscaping, deck and similar improvements. Talnuck Owner Association approval is required for any installation or modification in this area. (See Fig 1)
Deck/Patio/Sunroom	H	H	H	
Mulch/Gravel	H	H	H	
Plantings, Shrubs, Trees	H	H	H	
Main Roads	O	O	O	
Garbage Removal	O	O	O	Included in the Oakhurst Owners Association dues
Snow Removal & De-Icing				
Driveway	T	N/A	N/A	
Sidewalk	T	N/A	N/A	
Front Porch and Steps	T	N/A	N/A	
Main Roads	O	N/A	N/A	
Storm Water System	O	O	O	
Utility Meters and Service Leads from the Main to Unit	H	H	H	Sanitary Sewer, Storm Sewer, Water and Utilities
<b>BUILDING</b>				
Roof and Attic	H	H	H	
Doors - All Access Doors Hinged & Sliding	H	H	H	
Garage Door & Opener	H	H	H	
Windows and Window Wells	H	H	H	
Chimney and Fireplace	H	H	H	
Exterior Brick, Siding and Trim	H	H	H	
Gutters, Downspouts & Perimeter Drains (underground and above ground)	H	H	H	
Foundation Walls	H	H	H	Including common foundation and firewalls between duplex
Wall Structures	H	H	H	Includes interior and perimeter walls
Insulation	H	H	H	Includes attic, interior and perimeter wall insulation
Coach Lights	H	H	H	Comparable Venetian Bronze fixture required
Cupola Structure	H	H	H	
Photo Cell to Operate Cupola Light and Garage Coach Light	T	T	T	
Cupola Light Fixture and Bulb Replacement	T	T	T	
Outdoor Water Spigots	H	H	H	
Generator (if Installed)	H	H	H	
Air Conditioning Unit	H	H	H	
Exterior Painting	H	H	H	Includes trim, siding, cupola, front door and garage door with Talnuck Owner Association approved colors
Interior of Residence and Garage	H	H	H	

Fig 1 - Example of Talnuck Privacy Area ★

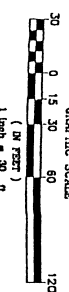


NO.	ARC	RADIUS	DELTA	BEARING	CHORD
C9	31.61	205.00	08:50:01"	N08:40:10"E	31.57
C10	37.82	42.00	81:55:19"	N21:37:30"W	36.55
C11	261.44	55.00	272:21:24"	S88:50:34"W	76.17
C12	31.68	42.00	43:27:45"	S23:24:54"W	30.93
C13	50.19	235.00	11:16:40"	N07:28:51"E	50.11

UNITS 244-245 & 252-255, INCLUSIVE, SHALL BE SHARED BOUNDARY UNITS. THE TALNUCK NEIGHBORHOOD SHALL BE COMPRISED OF UNITS 220-310.

PROPOSED DATED 9-28-99

7	NORTHING	EASTING	8	NORTHING	EASTING
76	7581.829	7009.300	103	7284.4192	7248.0508
77	7581.829	7009.300	104	7284.4192	7248.0508
78	7581.829	7009.300	105	7284.4192	7248.0508
79	7581.829	7009.300	106	7284.4192	7248.0508
80	7581.829	7009.300	107	7284.4192	7248.0508
81	7581.829	7009.300	108	7284.4192	7248.0508
82	7581.829	7009.300	109	7284.4192	7248.0508
83	7581.829	7009.300	110	7284.4192	7248.0508
84	7581.829	7009.300	111	7284.4192	7248.0508
85	7581.829	7009.300	112	7284.4192	7248.0508
86	7581.829	7009.300	113	7284.4192	7248.0508
87	7581.829	7009.300	114	7284.4192	7248.0508
88	7581.829	7009.300	115	7284.4192	7248.0508
89	7581.829	7009.300	116	7284.4192	7248.0508
90	7581.829	7009.300	117	7284.4192	7248.0508
91	7581.829	7009.300	118	7284.4192	7248.0508
92	7581.829	7009.300	119	7284.4192	7248.0508
93	7581.829	7009.300	120	7284.4192	7248.0508
94	7581.829	7009.300	121	7284.4192	7248.0508
95	7581.829	7009.300	122	7284.4192	7248.0508
96	7581.829	7009.300	123	7284.4192	7248.0508
97	7581.829	7009.300	124	7284.4192	7248.0508
98	7581.829	7009.300	125	7284.4192	7248.0508
99	7581.829	7009.300	126	7284.4192	7248.0508
100	7581.829	7009.300	127	7284.4192	7248.0508
101	7581.829	7009.300	128	7284.4192	7248.0508
102	7581.829	7009.300	129	7284.4192	7248.0508
103	7581.829	7009.300	130	7284.4192	7248.0508



ALL PRIVATE ROADWAYS SERVING THE CONDOMINIUM INCLUDING THE EASEMENT FOR INGRESS/EGRESS AND COMMUNITY AREAS AND FACILITIES ARE SUBJECT TO AN EASEMENT FOR PUBLIC UTILITIES. THE EASEMENT SHALL NOT BE LIMITED TO INGRESS/EGRESS AND COMMUNITY AREAS FOR SERVICE TO THE MAIN TO INDEPENDENCE TOWNSHIP. THE FINAL LOCATION OF ALL SUCH PUBLIC UTILITY EASEMENTS SHALL BE DETERMINED BY INDEPENDENCE TOWNSHIP.

BASES OF COORDINATES:  
SOUTHWEST CORNER  
OF SECTION 24  
NORTH = 7690.2973  
EAST = 4823.4539

- NOTES:
- (R) DENOTES ROAD.
  - D DENOTES DRIVE.
  - (C) DENOTES COORDINATE POINT.
  - PA DENOTES PRIVACY AREA.
  - ★ INDICATES POINT OF CURVATURE AND/OR BOUNDARY CORNER.
  - DENOTES LIMIT OF PRIVACY AREA, WHICH EXTENDS 6.00 FEET ON THE SIDES AND 15.00 FEET ON THE REAR OF EACH UNIT UNLESS OTHERWISE SHOWN AND DIMENSIONED ON SHEET 58.

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER. ALL DIMENSIONS SHOWN ARE IN FEET & DECIMALS THEREOF.

*Chy. Liker*

REGISTERED PROFESSIONAL ENGINEER  
NO. 10197  
STATE OF PENNSYLVANIA

OAKHURST

SITE PLAN - UNITS 243-255, 268-271

SHEET 52 OF 58