

7/13/2011

Dear Homeowners,

At the May 4th, 2011 Hazelwood Farms Homeowners Association meeting, the HOA board received a formal request to take action upon the issue of sidewalk repair within Hazelwood Farms development. The HOA board has met and discussed this issue.



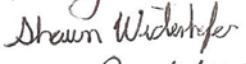
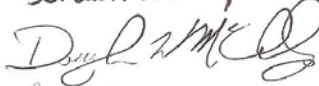

According to the Declarations of Covenants, Article 1 Section 8, the "open space" is defined as "all real property owned for the common use and enjoyment of the Members of the Association" and includes the sidewalks existing in the plan. Upon the board meeting, it was determined that the "open space" sidewalks include the area at the entrance to the plan on both sides of the street. These "open space" sidewalks end at the property line of the abutting lots.

The sidewalks and driveway aprons within an individual lot are the property of the homeowner and shall be maintained according to the Cranberry Township Code of Ordinances, 21-401. This states "It shall be the responsibility of property owners abutting streets or properties, in which, or upon which, sidewalks are located, to care for, maintain and replace sidewalks in accordance with these provisions."

Also, in the Declarations of Covenants, Article 7, Section 1(u), it was the homeowners' financial responsibility to install the sidewalk and driveway apron on their respective lot within six months of occupancy.

In conclusion, the sidewalks and driveway apron within an individual lot are the property of the homeowner and shall be maintained in accordance to the Cranberry Township Code of Ordinances above. The HOA will not be responsible for repair or replacement of any sidewalk or driveway apron outside of the "common space area" which is owned by the HOA.

Sincerely Hazelwood Farms Homeowners Association

	07-13-2011	President
	07/13/2011	Treasurer
	07/13/2011	Secretary
	07/13/2011	Director
	7/13/2011	Director