

www.pondsedgehoa.com

About the Villages at Ponds Edge Information for Prospective Buyers

Our Community

Pond's Edge is an upscale community located in Pennsbury Township, Chadds Ford, consisting of 120 townhomes. We are well spread out on 42 acres of rolling hillside with ample open spaces. We take our name from a large spring-fed pond,



which is home to a variety of wildlife. We are next to a very large wooded area, which is part of the Pennsbury

Land Trust and, as such, will never be developed. Ponds Edge homeowners can walk to adjacent Pennsbury Park, a 54 acre park which features walking trails, a picnic area and a "Bark Park" for dogs. Our scenic natural setting and Chadds Ford location are un-matched by any other townhome community in our area.

Our Homes

Pond's Edge is clustered into four villages.

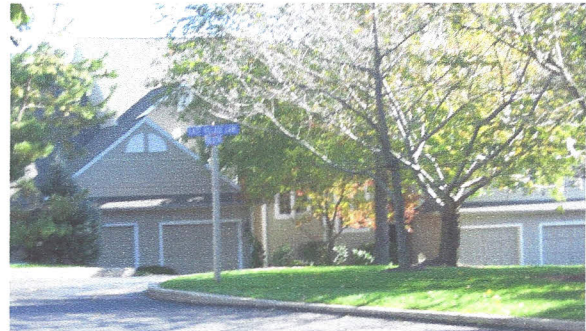
- North Village: 41 homes
- East Village: 22 homes
- South Village: 32 homes
- West Village: 25 homes

North, East and part of South Village were built in the late 1980's. West and part of South Village were built in the mid 1990's.

There are five model types in Ponds Edge.

- Andean: 30 homes, End Units Only
- Barrow: 35 homes, Interior Units Only
- Campbell: 34 homes
- Drake: 6 homes, End Units Only
- Eider: 15 homes, Interior Units Only

All homes have between 2,400 and 3,000 interior square feet of living area. The floor plans for all five models are provided on our website in the Documents section.



Conveniently Located

- 25 minutes to AMTRAK Wilmington Station
- 20 minutes to SEPTA Regional Rail Elwyn Station
- 35 minutes to Philadelphia Airport
- 35 minutes to King of Prussia
- 45 minutes to center city Philadelphia



Schools

Pond's Edge is in the Unionville-Chadds Ford School District, which consistently ranks among the top public school districts in Pennsylvania. More than 90% of Unionville High School graduates go on to attend college.

Ponds Edge Homeowners Association

Significant Capital Upgrades

We are installing new maintenance free CertainTeed fiber cement oyster color WeatherBoard siding and Azek vinyl trim community wide. This project began in 2008 and will be completed in 2012. We have recently replaced the majority of our roofs, with plans to replace the remaining roofs. The combined cost of these two projects will be \$1.7M.

The monthly fee funds these capital improvements via contributions to the capital reserve.



Low Exterior Maintenance

The Ponds Edge monthly fee covers repair and maintenance of siding and trim, roofs and gutters and downspouts. Homeowners are responsible for windows, doors, driveways and sidewalks.

The homeowners association covers most landscape maintenance. No need to cut the grass or rake the leaves.

We provide for snow removal on the village courtyards. The township plows Ponds Edge Drive. Homeowners are responsible for snow removal of their driveway and sidewalk.

Ponds Edge offers low exterior maintenance, though we are not exterior maintenance free. We are a community in which homeowners take pride in their homes by taking the little extra steps to do such things as plant flowers and shrubs to make their homes and community look their best.

Insurance Coverage

The homeowners association pays for a master insurance policy, which insures the entire home for covered losses. Interior walls, including wall coverings and floor surfaces, building fixtures, such as built-in kitchen cabinets, and building upgrades and improvements are covered, regardless of when they were completed. This is a much broader scope of coverage than is commonly available.

Homeowners do need to purchase at their expense an HO6 insurance policy, which insures contents and personal effects and provides liability protection, medical payments coverage for guests and loss assessments protection.

Utilities

Gas and electric service are provided by PECO Energy. Water service is provided by Chester Water Authority. Cable, phone and internet service are available from both Comcast and Verizon FIOS. Sewer service is provided by the homeowners association by our on site sewer treatment facility. The homeowners association also covers trash collection.



Villages at Ponds Edge
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Please contact Ron White at PENCO Management for additional information about Ponds Edge. His email address is rwhite@pencomanagement.com