

SNOW REMOVAL POLICY

SERVICES PAID FROM QUARTERLY ASSESSMENTS

Snow removal from private lot driveway and sidewalk leading to front porch in Courtyards and front sidewalk leading to steps in Cottages:

- Snow shoveling/removal onto adjacent yard area under following guidelines: snow accumulation of 2 inches or more per storm. Driveway and sidewalk must be free of vehicles or other impediment. If there is a closed gate across the sidewalk, the contractor is not required to clear the snow from the closed off area of the sidewalk.
- Removal would occur after the snow has stopped and based upon the HOA's priority in contractor's list. Contractors service their commercial properties first (they are paid more for it) and then service residential communities such as our HOA, so removal may not start until several hours after the last snow has fallen.
- The HOA does not apply ice melt or other products to driveways and sidewalks on private lots. The nature of snow removal, especially if ice formed first, is that some moisture remains behind, which can develop into ice. Removal of the residual snow or ice is the responsibility of the individual owner.

Snow removal from streets and off-street parking areas:

- Snow removal from streets and off-street parking areas when there is an accumulation of 5 or more inches per storm.
- North side of Rule Drive in front of Cottages 1 to 8 will have snow removed when there is an accumulation of 2 or more inches per storm. [This is the only significant portion of HOA streets which receives no sun in winter.]

Snow removal from Cottages alley/driveway:

- Snow removal when there is an accumulation of 2 or more inches per storm.

Snow removal from common area sidewalks and mailboxes:

- Snow removal when there is an accumulation of 2 or more inches per storm.

In special circumstances and at the HOA's discretion, snow removal may occur when there is less accumulation than listed above. For example, when weather is expected to remain cloudy and temperatures below freezing for several days after a storm.

SERVICES NOT PAID FROM QUARTERLY ASSESSMENTS - HOMEOWNER RESPONSIBILITY

Snow shoveling/removal on owner's property

- Accumulations less than 2 inches per storm.
- Moisture, ice or residual snow remaining after removal of snow by contractor.
- When owner wants removal prior to the time the HOA contractor arrives.
- Areas which could not be cleared by the HOA's contractor due to the presence of a vehicle or other impediment or if a gate was closed across an entry sidewalk.