

APPENDIX P

ASSOCIATION SNOW REMOVAL AND ICE MEDIATION POLICY

A. HOMEOWNER DRIVEWAYS AND ENTRY/SERVICE WALKS

1. The Association is only responsible for removing snow from a homeowner's driveway and entry/service walk if there is an accumulation above two (2") inches. Service to driveways or entry/service walks only will occur commencing: (i) within two (2) hours after the storm is over, and not during the storm; and (ii) after the Association's roads (Fairway Drive, Villa Drive, Clubhouse Drive and Five Ponds Circle) are plowed as they have first priority. If the accumulation is less than two (2") inches it is the homeowner's sole and exclusive responsibility to clear their driveway and entry/service walks, and not the responsibility of the Association.

2. During snow removal operations, it is the homeowner's responsibility to insure that all vehicles are removed from their driveway, turn-around area, and street in accordance with Article III, Paragraph A, Section 1, Subsection c, as amended/replaced by the Villas at Five Ponds Change #1 to Rules and Regulations dated July, 2010 and Change #3 dated November, 2012 which states:

"Parking vehicles on the street in driveways, and/or turn-around areas is not permitted during a snowstorm. Violations of this rule will result in an immediate \$100.00 fine. Vehicles that cannot be parked in garages during a snowstorm must be parked along the perimeter (only) of the Clubhouse parking lot during the storm. Exceptions will be made only by prior written Executive Board approval."

3. After the snow is initially removed from driveways and/or entry/service walks neither the Association nor its contractor or contractors has any responsibility for additional service to those areas. **AT NO TIME AND UNDER NO CONDITIONS IS THE ASSOCIATION OR ITS CONTRACTOR OR CONTRACTORS RESPONSIBLE FOR ICE MEDIATION AND/OR ICE CONTROL WHICH RESPONSIBILITY FOR DEICING IN ALL EVENTS, AND AT ALL TIMES, REMAINS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER**, including by way of example and not limitation initial ice remediation and/or ice control; the result of snow accumulation adjacent to the driveway and/or entry/service walk which snow melts and results in water refreezing; water from melting snow from a homeowner's roof that is directed by a downspout or otherwise onto the homeowner's driveway and/or entry/service walk and freezes; rain freezing; slush freezing.

4. The Association, at its sole and exclusive discretion, may, as a courtesy and convenience to homeowners, but is not required to perform initial (only) ice mediation for and on behalf of its homeowners; however, in the event the Association undertakes this service for and on behalf of homeowners it will not thereafter be presumed to have assumed the responsibility for any further ice mediation and/or ice control, which responsibility will at all times remain with the homeowner.

5. It is not recommended that the homeowner use rock salt (sodium chloride) on the concrete entry and/or service walk as this product could cause damage, erosion and/or pitting to the concrete surface. It only is recommended that calcium chloride, or a similar product be used on concrete surfaces. The Association recommends that throughout the year, the winter season varying and being unpredictable, each homeowner keep an available supply (bag or container) of calcium chloride, e.g. in the garage, for their personal use in ice mitigation. Both rock salt (sodium chloride) or calcium chloride are acceptable products for deicing on asphalt (driveway) surfaces.

B. PARKING LOTS

1. The Association's contractor or contractors are responsible for plowing snow from the street(s) (Fairway Drive, Villa Drive, Clubhouse Drive and Five Ponds Circle) and the entry to each quad (the common roads/access areas/turn-around areas) on a first priority basis, commencing after the accumulation of 2 inches of snow during the storm; thereafter, as may be requested by the Board; and again/finally once the storm is over.
2. The second priority, commencing after the storm is over, is plowing snow accumulation in the two (2) empty parking spaces in front of the homeowner's garage. As per the Rules and Regulations, homeowners are not permitted to park a car or cars in the parking spaces in front of the garage, the turn-around area, or on the street during a storm without **PRIOR WRITTEN EXECUTIVE BOARD APPROVAL**, subject to an immediate fine of \$100 per vehicle.
3. The concrete sidewalks along Delmont Avenue and within the confines of the Villas at Five Ponds, Clubhouse parking lot, and the Clubhouse entries/service walks are the third priority, and snow removal and salting will commence only after all streets, common roads/access areas, turn-around areas, and homeowner's parking spaces in front of garages have been plowed. The contractor or contractors only will return the day following the storm to clean-up any areas not previously plowed. In the event a car or cars are illegally parked in the spaces in front of a homeowner's garage, or turn-around area during the storm and initial clean-up, in addition to the fine of \$100.00 per vehicle the Association will not be required to return to plow the area after the storm, even if the car or cars have been removed from the area.
4. The Association will insure that the concrete sidewalks along Delmont Avenue and within the confines of the Villas at Five Ponds, Clubhouse common entries/service walks and the Clubhouse parking lot (fourth/last priority) are salted only after the Clubhouse parking lot (third priority) has been plowed and the entries/service walks to the Clubhouse have been cleared of snow.
5. Early entry to the Clubhouse and/or its facilities prior to the plowing of the Clubhouse parking lot and/or the common entries/service walks to the Clubhouse, and before their being properly and fully salted **SHALL BE AT THE SOLE AND EXCLUSIVE RISK** of the individual or individuals seeking entry into the Clubhouse and/or its facilities.
6. To prevent damage to vehicles, it is not the Association's responsibility to remove snow and/or to remediate ice either between or within eighteen (18") inches of any car or cars parked in the Clubhouse parking lot during or after a snow storm.