

SNOW MANAGEMENT POLICY

1. The Snow Management process is all inclusive and involves all four phases.
2. The Snow Management process applies to all streets, clubhouse parking lots, eyebrows, common sidewalks, driveways and walkways within the community.
3. Generally, the following conditions are reviewed prior to a storm and discussed with the Snow Contractor's management by the Community Manager in consultation with the Board Members:
 - Timing of the storm
 - Expected amounts of snow accumulation and other forecasted precipitation
 - Weather conditions expected over the next 24-48 hours
 - The need to pre-treat roads and clubhouse parking lots with salt and other surfaces with calcium chloride prior to the storm
 - Typically, snow accumulation of 2" or more will trigger snow plowing operations for roads, eyebrows and clubhouse parking lots and snow removal for driveways, walkways, and common sidewalks. The need to pre and post-treat roads, clubhouse parking lots and other surfaces will also be established on a case-by-case basis, at the discretion of the Board. Depending upon the severity of the conditions, common sidewalks may not be plowed but instead be used to stockpile plowed snow, at the discretion of the Board.
 - When significant snow is expected (2" or more), residents are required to remove their vehicles from the streets and eyebrows to either their driveways or to a clubhouse parking lot to facilitate snow plowing operations.
 - Most likely, and at the discretion of the Board, the plan for events forecasted at less than 2" would be chemical treatment only using salt for roads, eyebrows and clubhouse parking lots and calcium chloride for driveways and walkways. Chemical treatment could occur before or after the event depending upon prevailing conditions. The Board may, at its discretion, mobilize the Snow Contractor to plow roads and clubhouse parking lots and remove snow from other surfaces, as may be deemed appropriate and as specific conditions may warrant.
4. From experience, snow fall amounts in Phase 4 are often different than Phases 1, 2 and 3, and sometimes require a different removal and treatment plan.
5. Additional factors could influence the course of action for any particular event. These factors may include temperature changes, snow conditions (wet/dry), and wind. Each plan needs to be customized based on an analysis of all relevant factors.
6. The Snow Contractor will clear all hydrants and storm drains. The hydrants and storm drains are marked early in the season for easy identification. Snow will also be cleared to the curb for 15 feet on either side of mailboxes to facilitate mail delivery.

7. The Snow Contractor will also clear sidewalks adjacent to the Sloan and Regency Hills clubhouses, and the sidewalks on both sides of Egypt Road, Eden Blvd and Fairmount Blvd.
8. Any freezing conditions on any non-common area surfaces, including driveways, walkways, porches, and steps as a result a homeowners' failure to maintain proper drainage, such as depressions in the paving causing 'ponding', or improper drainage from gutters and/or downspouts, or as a result of thawing/refreezing cycles, will be the responsibility of the homeowner, not the Association. For this and other reasons, it is highly recommended that homeowners keep on hand a supply of ice-melt for their own use in these situations.
9. The Walking Paths in all four Phases of the Community are **NOT** cleared of snow, nor are they treated for ice accumulation, **THEREFORE ALL WALKING PATHS ARE CLOSED AT ALL TIMES DURING ANY INCLEMENT WEATHER, OR UNDER POTENTIALLY FREEZING CONDITIONS.**
10. Residents may **NOT** opt-out of receiving ice and snow melting treatments.
11. The Community will be informed of snow management plans via RAP Flyer from the Community Manager as soon as practical before the event and updated, as needed, throughout the course of the storm.

ANY COMPLAINTS OR DAMAGE REPORTS FROM THE RESIDENTS MUST BE REPORTED TO THE COMMUNITY MANAGER. RESIDENTS ARE INSTRUCTED NOT TO CONTACT OR ENGAGE WITH CONTRACTOR PERSONNEL DIRECTLY.

Board Approved on January 15, 2026