

# Creekside Townhome Owners Association, Inc.

## Winter Weather Guidelines

BE SAFE. BE SMART.

The Creekside Townhome Owners Association, Inc. (the "Association") has engaged an independent contractor (the "Contractor") to plow and shovel snow on Association-owned property (the "Property"). The following general guidelines are provided to help homeowners understand how snow clearing will be performed:

### General

1. The Association intends to undertake reasonable efforts to have snow accumulation shoveled and plowed from certain streets, driveways, stoops and sidewalks within the Property, as outlined below, but the Association cannot eliminate the dangers associated with winter conditions. The following guidelines will be greatly affected by storm conditions such as temperature, wind, duration of storm, forecast, and road conditions/closures.
2. **WHEN PROCEEDING ON THE PROPERTY, PLEASE UNDERSTAND THAT YOU DO SO AT YOUR OWN RISK. YOU SHOULD EXERCISE CAUTION WHENEVER WALKING OR PROCEEDING OVER SNOW AND ICE COVERED AREAS. THE ASSOCIATION ASSUMES NO LIABILITY FOR ANY INJURY CAUSED BY YOUR PROCEEDING OVER SNOW AND ICE COVERED AREAS.**
3. Areas plowed and shoveled may still pose a significant risk of injury due to winter conditions, including blowing and drifting of snow, compacted snow, melting of snow and freezing water, or accumulation of ice. The Association cannot eliminate all possible hazards. **Proceed with caution at all times.**
4. Areas marked with cones, barricades or other warning devices/signs must be avoided at all times.
5. Homeowners requiring special attention due to medical reasons should inform the Association's manager, Western States Property Services, Inc. (the "Manager"), of any special needs prior to a forecasted storm. The Manager will take reasonable efforts to accommodate any such special needs, but can make no guarantees due to the unpredictability of the weather.
6. The Contractor will plow and shovel the Property, according to the guidelines below, within 24-hours **after snow has ceased to fall**. The Contractor may be further delayed by, among other factors, major storms, blizzards, or multiple accumulations in a 24-hour period. Certain conditions may exist when the Contractor may not be able to clear the Property within 24-hours after snow has ceased to fall. Residents should make plans for this possibility.
7. If the Contractor should fail to plow or shovel a driveway, stoop or sidewalk in accordance with these guidelines, please contact the Manager. **It is not helpful to inform the Manager that the Contractor is not on the Property or at your address.** Homeowners should not attempt to address on-site employees of the Contractor about snow clearing issues, nor should they call the Contractor's office. Instead, please contact the Manager as set forth below.
8. Homeowners are responsible for any damage caused to any of Contractor's equipment by cords, leashes or other items left on or near streets, driveways, stoops or sidewalks by Homeowners. The Association, Manager and Contractor are not responsible for damage to anything left outside by a Homeowner that may not be visible to or avoidable by snow clearing equipment. This includes, but is not limited to, lawn ornaments, decorations, newspapers, mail and furniture.
9. Depending on the circumstances, snow clearing by the Contractor may occur during night hours. A certain amount of noise due to the Contractor's operations is unavoidable and we ask for patience and understanding in this regard.

### **Plowing Driveways and Streets**

1. Snow plowing will be scheduled after an accumulation of approximately 2" or greater in depth. Homeowners are responsible for snow clearing when snowfall is less than 2".
2. Homeowners are responsible for moving their vehicles so that the Contractor may operate the plowing equipment safely and efficiently. The Contractor shall not be responsible for plowing near any area occupied by a vehicle at the time of snow plowing. The Contractor will not be called back to the Property to clear areas that were not previously cleared due to Homeowners' failure to move vehicles or other obstructions.

### **Shoveling Stoops/Steps and Sidewalks**

1. Snow shoveling will be scheduled after an accumulation of approximately 2" or greater in depth. Homeowners are responsible for snow clearing when snowfall is less than 2".
2. Homeowners are responsible for removing any obstacle placed on the stoops and sidewalks so that the Contractor may shovel and plow safely and efficiently. The Contractor will not be responsible for shoveling or plowing near any obstructed area.
3. Homeowners are responsible for moving their vehicle away from the sidewalks so that the Contractor may operate the shoveling and plowing equipment safely and efficiently. The Contractor shall not be responsible for shoveling or plowing sidewalks near any area occupied by a vehicle at the time of snow plowing.
4. The Contractor will not plow or shovel any unpaved surface area. Walkways to summer facilities, such as the swimming pool, will not be cleared.

### **Ice Treatment**

1. The Contractor will service some areas of the Property with ice treatment in its discretion. It is not possible for all ice to be removed/eliminated from the Property due to the random and unpredictable formation of ice. Ice may develop throughout any 24-hour period when winter conditions are present and Homeowners should proceed with caution at all times.
2. Please inform the Manager of any recurring hazardous areas. Reasonable efforts will be made to address such reported areas.
3. Contact the Manager if you would like a bucket of ice treatment delivered to your front door. Please be advised that ice treatments are not effective below certain temperatures as specified by the manufacturer and may also cause damage to your driveway, stoop or sidewalk.

**ALL QUESTIONS AND CONCERNS ABOUT SNOW CLEARING SHOULD BE DIRECTED TO THE MANAGER AT (303) 745-2220.**

**OWNERS ARE RESPONSIBLE FOR INFORMING THEIR TENANTS OF THESE WINTER WEATHER GUIDELINES**