

December 10, 2020

Re: **Snow Removal Policy for Villas at Sagewicke**

Dear Villas at Sagewicke Unit Owner:

With another year of winter upon us, we are enclosing the Snow Removal Policy for the Association. The snow removal process is a very difficult time of the year for contractors. Most contractors serve multiple properties and many homeowners, so it is impossible to be at every home as soon as the snow stops. We would appreciate your patience throughout the snow season.

Please refer to the "Snow Alert" tab on the community website..... www.villasatsagewicke.com during those questionable times (around the 2" mark) when homeowners aren't sure if the snow contractor is coming to remove snow or not. When the snowfall is clearly over 2 inches, the Snow Alert tab may not necessarily be updated.

Snow Removal.

- A. Removal of minimum snow accumulation:** The contractor shall be responsible for the removal of snow deposits over two inches (2") on the curbside front yard sidewalk, the front yard sidewalk to a dwelling entrance, driveways, and the sidewalk from the driveway to the side yard garage entrance. Snow removal shall not include the supplying or applying de-icing materials or substances on any lot. All other snow removal, de-icing and inclement weather maintenance of a lot shall be the responsibility of the owner.
- B. Ice removal:** The Association is not responsible for ice removal. Please use extreme caution when using any ice melting chemicals because they may damage the concrete sidewalks. From the feedback we have received from concrete professionals over the years, Magnesium Chloride is recommended if any chemicals are required; **HOWEVER, IT IS IMPORTANT TO UNDERSTAND THAT ALL ICE MELTING MATERIALS MAY CAUSE DAMAGE IF THE CHEMICALS REMAIN ON THE CONCRETE SURFACE. THEREFORE, IT IS RECOMMENDED TO SWEEP ALL CHEMICALS FROM THE CONCRETE AREAS AFTER THE ICE HAS MELTED.** Please do NOT use SALT on any concrete surfaces, at any time.
- C. Snow drifting.** The contractor shall **not** be responsible to remove snow that has blown back into the cleared areas after the service has been completed.
- D. Vehicle removal from driveway.** Homeowners who do not remove vehicles from driveways, parking areas or any other areas that would impede the snow removal process, forfeit having those areas cleared.
- E. Removal process, beginning location:** The contractor is **not** required to begin the snow/ice removal process in any specific location within the development. The location will be determined at the contractor's discretion.
- F. Heavy snow accumulations:** When parking spaces and/or walkways are compromised by piled up deposits of snow, the contractor shall have the option to either dispose of excessive deposits on the homeowner's side of the curb or haul snow deposits to the closed common area for disposal.