



Kesslerwood Townhomes HOA. Snow Removal Policy

I. Purpose

This policy outlines the procedures and responsibilities for snow and ice removal within the association to ensure safe and accessible common areas, in accordance with the governing documents.

II. Scope of Association Responsibility

The Association's responsibility for snow and ice removal is strictly limited to the following common areas:

- **Roads:** All private roads maintained by the Association.
- **Driveways:** The shared portions of driveways leading to private property, or the entirety of private driveways as defined in the Association's governing documents.
- **Parking Areas:** All designated common area parking lots and spaces.

The Association is responsible for clearing snow (de-icing agents are not used on concrete driveways to avoid damage) to these areas once snow accumulation meets a predetermined threshold (e.g., 4 inches or above).

- *Each storm will be evaluated as expected temperatures the following day may factor into any snow removal.

III. Owner/Resident Responsibility

All areas not explicitly listed in Section II are the sole responsibility of the individual homeowner or resident. This includes, but is not limited to:

- Walkways and pathways leading from the driveway to the residence.
- Porches, steps, and patios.

- Private sidewalks, if any, located on the individual lot.

Homeowners and residents are responsible for the prompt and safe removal of snow and ice from these areas. The Association shall not be liable for any damage or injury resulting from snow or ice accumulation on areas that are the homeowner's responsibility.

IV. General Guidelines

- **Contractor Deployment:** The Association will engage a snow removal contractor to perform the services outlined in Section II.
- **Timing:** The contractor will be deployed based on weather forecasts and observed snowfall. Snow removal operations will generally commence after the accumulation reaches the threshold defined above.
- **Damage:** Residents must remove all items from the areas designated for Association snow removal (e.g., basketball hoops, garden decorations) to prevent damage. The Association and its contractor are not responsible for damage to items left in the path of snow removal equipment.