

The Village at Highlands Ranch Subassociation, Inc. Snow/Ice Weather Guidelines

Our **SUBASSOCIATION DECLARATION** for The Village at Highlands Ranch states the following: ARTICLE IV; DUTIES AND POWERS OF THE VILLAGE AT HIGHLANDS RANCH ASSOCIATION, Section 5, "Duty to Remove Snow from Driveway and Front Walks the Subassociation shall remove snow as reasonably necessary from public sidewalks, the driveway and from the walk leading from the front door of the Dwelling Unit to the adjacent street and/or to such driveway located on each developed Lot within the project. This duty shall not extend to any patio/deck areas adjacent to a dwelling unit." The Village Board of Directors has set forth the following guidelines as of October 11, 2016.

The Village at Highlands Ranch Subassociation, Inc. (The Village) has engaged an independent contractor (the "Contractor") to plow and shovel snow on The Village owned property (the "Property"). (The "Manager,") is Randy Watt: **Western States Property Services: 303-745-2220.**

The following general guidelines are provided to help Homeowners understand how snow clearing will be performed:

General

1. The Village intends to undertake reasonable efforts to have snow accumulation shoveled from driveways, stoops, and sidewalks within the Property, as outlined below, but the Village 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 condition/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 VILLAGE ASSUMES NO LIABILITY FOR ANY INJURY CAUSED BY YOUR PROCEEDING OVER SNOW AND ICE COVERED AREAS.**
3. Areas 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 Village cannot eliminate all possible hazards. **Proceed with caution at all times.**
4. The Contractor will shovel the Property 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.
5. If the Contractor should fail to 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.
6. Homeowners are responsible for any damage caused to any of the Contractor's equipment by cords, leashes, or other items left on or near streets, driveways, stoops, or sidewalks by Homeowners. The Village, 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.

The Village at Highlands Ranch Subassociation, Inc. Snow/Ice Weather Guidelines

7. 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.
8. Snow will be shoveled from driveways, stoops, and sidewalks by the Contractor and placed on Residential Sites/Common Areas.

Shoveling Driveways

1. Snow shoveling will be scheduled after an accumulation of approximately two inches (2") or greater in depth. Homeowners are responsible for snow clearing when snowfall is less than two inches (2").
2. Homeowners are responsible for moving any visitor's(s') vehicle(s). The Contractor shall not be responsible for shoveling near any area occupied by a vehicle(s) at the time of snow shoveling. 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 two inches (2") or greater in depth. Homeowners are responsible for snow clearing when snowfall is less than two inches (2").
2. Homeowners are responsible for removing any obstacle placed on the stoops and sidewalks so that the Contractor may shovel safely and efficiently. The Contractor will not be responsible for shoveling near any obstructed area.

Ice Treatment

1. Please inform the Manager of any recurring hazardous areas. Reasonable efforts will be made to address such reported areas.
2. Contact the Manager if you would like a bucket of ice treatment delivered to your front door. The Manager will share with you the cost for the ice treatment and delivery. 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. The Village takes no responsibility for any damages incurred. It will be up to each Homeowner to repair any damages done to a driveway, stoop, or public sidewalk at his/her expense. **(When applying any salt product, keep safety in mind and be cautious.)**
3. If snow/ice accumulates in the streets/gutters, and a Homeowner is unable to traverse the street, please call Public Works for Douglas County, Colorado, at the following number: **Road Maintenance/Snow Removal: 303-660-7480**. The streets/gutters in The Village at Highlands Ranch are property of Douglas County, Colorado.
4. **In any emergency, always call 911.**

MANAGER: Randy Watt, (Western States Property Services) at **303-745-2220**.