

The Skyline Ridge Plat, Phase 3

Snow Management Plan

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The following document explains the snow management plan for The Skyline Ridge Plat, aka Forest Ridge PBCP. Phase 3 includes 9 residential lots.

A third party snow removal company shall be contracted by the Skyline Ridge Homeowner's Association ("SLR" and "HOA"), and shall clear the snow from the roadways and necessary common areas after any snow event including 6" of new snow or more. The Homeowner's Association (HOA) will manage the contract with a snow removal company that has agreed to meet the conditions of the the Snow Management Plan. Prior to the first year of snow removal, the HOA will meet with Encompass Engineering, the project civil engineer and the snow removal contractor to review the plan.

"Private Roads", "Community Tract" and "Private Driveways" will fall under this Snow Management plan. Private Roads and Community Tracts shall be managed and paid for by the HOA. For Private Driveways, each resident will contract separately with the snow removal company. The snow removal company will plow or blow snow outside the driving surface areas and provide periodic drainage knock outs to allow snow runoff to enter the roadside ditches and drain into the permanent stormwater facilities. Modifications to this plan will be approved by the HOA prior to any actions being done.

Prior to the snow season, the snow removal company shall:

- Update Snow Management Agreement/Contract with HOA and individual residents.
- Install snowplow markers near hydrants, electrical vaults, and other hazardous areas.
- Inspect all drainage ditches, culverts, and stormwater facilities to insure proper conveyance of runoff.
- Notify HOA of any concerns that should be addressed prior to snow fall.

During snow removal period, snow removal Company shall:

- Clear snow from the roadways, designated common areas, and residential driveways that have been separately contracted with.
- Provide/maintain proper drainage knock outs to allow adequate drainage during rain on snow events.
- Provide HOA recommendations during and after winter seasons to improve their service.
- Continuously monitor the site for snow and drainage concerns throughout the winter season.
- Provide HOA a 24hr/day on-call service in case of emergency.
- Provide periodic treatment on the roads during certain times to minimize icy conditions.
Example – de-icing, sand or other treatments approved by the HOA.