

Effective Date

**River Rock Property Owner's Association
Sidewalk Snow Removal Policy**

The following policy is a general guideline of the process followed by the River Rock Property Owners Association in the enforcement of Article VI: Snow Removal.

Covenants Referenced

The River Rock Property Owners Association Covenants Bylaws Article XIX allows for the Board to take such action as it deems necessary, including the taking of legal action and initiating suit to enforce the Declaration of Covenants, Conditions and Restrictions, including Design Guidelines.

Snow Removal Policy

The River Rock Property Owners Association has elected to utilize this snow removal policy to enforce Article VI of the Declaration of Covenants conditions and restrictions in an efficient, fair, and effective manner.

The enforcement of snow removal will follow the following guidelines that will encompass the snow conditions within the River Rock Subdivision.

- Snow is to be removed within 24 hours of snowfall
- Snowfall more than 2" is considered necessary for removal.
- No snow shall be deposited on or against a fire hydrant or on any sidewalk, roadway, curb or alleyway.
- Absentee Owners: If you own property in River Rock Subdivision, but do not live here, you may want to hire a local property manager to see to it that the requirements of sidewalk snow removal are being met.
- Rental Properties: It is the responsibility of the property owner of a rental property to remove snow from sidewalks adjoining a rental property. The owner may either contract with a snow removal company or may require the tenant to clear sidewalks. If you are an owner of a rental property, you should be aware of your responsibility to provide for sidewalk snow removal and see that it is being done. If you contract your property with a property management company it is your responsibility to communicate the snow removal requirements. If you are a tenant, you should be aware whether you have assumed that responsibility as part of your rental agreement.

The following fine structure will be implemented as a general fine structure for those covenants that do not currently have a fine structure in place:

- **First Offense:** Courtesy Warning Letter (per season)
- **Second Offense & Thereafter:** \$25.00

First Offense. Courtesy warning letter. There will only be one courtesy letter sent per season.

Second Offense & Thereafter. If the snow has not been removed within 5 days the homeowner will be subject to a \$25.00 fine per occurrence.


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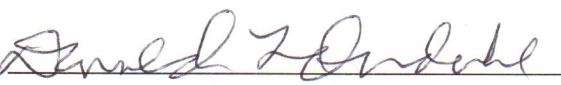
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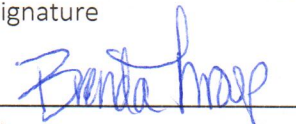
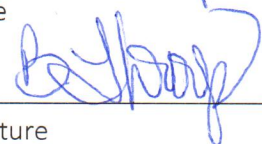
Amendment.

This policy may be amended from time to time by the River Rock Property Owners Association Board of Directors.

<u>Steve Eaton</u>	<u>Treasurer</u>
Name	Position
<u></u>	<u>1/12/2016</u>
Signature	Date

<u>Staney Wahl</u>	<u>1/12/16</u>
Name	Position
<u></u>	
Signature	Date

<u>DONALD L. OMBATEL</u>	<u>SEC</u>
Name	Position
<u></u>	<u>1-12-2016</u>
Signature	Date

<u></u>	<u>Vici President</u>
Name	Position
<u></u>	<u>1-12-16</u>
Signature	Date

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Name	Position
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Signature	Date