



Quail Valley Condominium Association Inc. Snow Removal Policy

I. Introduction

The Quail Valley Condominium Association Inc. is committed to providing a safe and accessible environment for all residents, particularly during inclement weather. This Snow Removal Policy outlines the procedures and responsibilities for the clearing of snow and ice from common areas, roads, and walkways within the community. The priority of snow removal operations will be safety and essential access.

II. Scope of Work

Snow removal services will be performed on the following areas:

- **Roadways:** Paved driving surfaces within the condominium property.
- **Common Area Walkways:** Main sidewalks leading to and from buildings and common amenities.
- **Parking Areas:** Designated parking spaces and associated drive aisles.

The following areas **are not** included in the Association's snow removal scope and are the responsibility of the individual unit owners:

- Unit patios and balconies.
- The area directly in front of a unit's entrance door, if the common area walkway is already cleared.

III. Execution of Snow Removal

A. Commencement of Operations

Snow removal operations will generally commence when snow accumulation reaches an accumulation height determined by the Board of Directors and communicated to the Contractor.

Operations may begin sooner or later based on the type of precipitation (e.g., sleet, ice), temperature, forecast, and time of day, at the discretion of the Association's contracted snow removal vendor.

B. Snow Removal Priority

The sequence of snow removal will follow this priority:

1. **Emergency Access:** Clearing of primary access roads for emergency vehicles.
2. **Primary Roadways:** Full plowing of main community roads.
3. **Parking and Drive Aisles:** Plowing of parking lots and drive aisles.
4. **Main Common Area Walkways:** Clearing and de-icing of essential common sidewalks.

C. De-Icing

Ice-melt or other appropriate de-icing agents may be applied to the main common area walkways and other areas deemed necessary to ensure safe passage, following the snow plowing/shoveling.

Ice is extremely difficult to manage, residents should use caution when venturing out.

IV. Resident Responsibilities and Cooperation

Resident cooperation is essential for effective snow removal. Residents are requested to adhere to the following guidelines:

Personal Property: The Association is not responsible for damage to personal property (including decorations, plants, or vehicles) that obstructs snow removal operations.

V. Vendor Information

The Quail Valley Condominium Association Inc. contracts with an external vendor for snow removal services.

VI. Policy Amendments and Clarification

This policy is subject to review and amendment by the Quail Valley Condominium Association Inc. Board of Directors. For any questions or clarification regarding this policy, please contact the Community Manager.