

SNOW PROCEDURES

Responsibilities

❖ Homeowners

Article X Maintenance and Repair Obligations from the Amended and Restated Declaration of Planned Community;

"Each unit owner will be responsible for snow from driveways and front walks adjacent to each unit and shall be responsible for snow removal of the sidewalk in front of their unit and on the side of their unit, if applicable. Please do not clear snow into the streets and onto common sidewalks since this will slow the clearing process."

***Snow removed from your driveway and sidewalk must be not be placed onto the roads!**

❖ Association

Currently, the Association is responsible for clearing the common sidewalks, active common mailbox clusters, and all roads/parking spaces except Heritage Center Drive up to Rosemont Terrace and Rosemont Terrace.

***Concerns regarding the Association's snow removal are to be directed to our Property Manager.**

❖ Township Responsibility

The township is responsible for snow removal on Heritage Center Drive up to Rosemont Terrace and Rosemont Terrace.

***Concerns regarding the townships snow removal are to be directed to the township.**

De-Icing Products

!!! Read the label before applying any Ice-Melting Products!!!

NO ROCK SALT-POTASSIUM CHLORIDE SHOULD BE USED ON CONCRETE

- ❖ Calcium Chloride – May be used if your concrete is at least two (2) years old
- ❖ Sand and kitty litter – May be used as an alternative for concrete less than two (2) years old.

(SNOW PROCEDURES – cont'd)

Contracted Snow Removal Process

The Board would like to inform all of our neighbors of our snow removal contract specifications. If you have any questions please contact our Property Manager.

- ❖ Snow event under 2" – Contractor must receive approval from Board prior to providing any services.
- ❖ Snow event 2" or more – Contractor must arrive on site within two (2) hours of the conclusion of the weather event to commence services.

Buckingham Township Ordinance 2003-7

"Snow/Ice must be removed from sidewalks within 12 hours. Failure to do so can lead to a \$300 fine." Ordinance can be read in its entirety on Buckingham Township's website. Report violations to the township at 215-794-8813.

Policies

In an effort to assist our snow contractor and keep our residents safe when walking through the neighborhood, the following policies will be enforced:

Parking During Snow Event:

- ❖ In the event of an imminent snowstorm, all cars should be removed from the roadway and parked in your driveway or overflow parking. This allows the plows to come in and quickly clear the roads. Any cars left in the roadway have the potential to be plowed in or possibly damaged. The Association bears no responsibility for this.
- ❖ Once the streets have been plowed, no cars should be blocking the sidewalks. Any car found blocking a sidewalk after plowing would be subject to an immediate fine of no more than \$50 per offense.
- ❖ Rosemont Terrace and Heritage Center Drive are the responsibility of the township.
- ❖ Trash containers MUST NOT be placed in the street.

Shoveling/Sidewalk Clearing:

- ❖ All exclusive use sidewalks should be cleared of snow/ice no later than 12 hours after the cessation of snowfall. End unit homeowner is responsible for the sidewalk in front and on the side of their home. Interior unit homeowners are responsible for the sidewalk directly in front of their home. Any sidewalk not cleared within the 12-hour period will be subject to a fine of no more than \$50 per offense/day.