

BRADFORD POINT PROPERTY OWNERS ASSOCIATION, INC.
SNOWPLOWING GUIDELINES

SNOWPLOWING PRIORITY:

The Property Manager will follow the following guidelines when a snow event occurs at Bradford Point. This priority guideline is directed and approved by the Bradford Point Property Owners Association Board of Directors.

Timing and Priority to Follow For Plowing Roads, Driveways & Sidewalks:

Snowfall Less Than 2 Inches:

Any snowfall in a 1 to 48 hour period that does not exceed 2 inches in accumulation over this period will not require main roads to be plowed. Under this type of condition, no plowing, snow-blowing, or shoveling of driveways or sidewalks will be required. **Sidewalks** and driveways of all permanent residents or temporary residents known to be present will be shoveled if snowfall is 1 inch or more. Under no conditions will any activity take place for snowfalls considered a "Dusting" (equivalent to ¼ inch or less).

Snowfall 2 to 5 Inch Range:

Snowfall in the 2 to 5 inch range will require the main roads to be plowed in a timely manner including the front entrance during or upon completion of the snowfall event. The Property Manager will ensure access to State Highway 70 regardless of when State Highway 70 is plowed. If that requires plowing the main roads twice, depending upon the occurrence and timing of the snowfall, then the main roads will be plowed accordingly. Permanent residents and temporary residents known to be present will have their driveways plowed and sidewalks shoveled upon completion of plowing of the main roads.

Major Snowfall In Excess of 5 Inches:

Major snowfalls, where the threat for accumulations of snowfall in excess of 5 inches in a 1 to 24 hour period is anticipated, MAY require main roads and driveways to be plowed at least twice during that 24 hour period to include the main entrance. Driveways of permanent or temporary residents known to be present will be plowed during that 24 hour period after the main roads. Other Permanent residents and temporary residents known to be present will have their sidewalks shoveled at least once during that 24 hour period (if residents need to get out, they can leave the premise through the garage door and driveway).

Buildup of Ice, Sleet, or Slush Conditions:

The Property Manager will use his judgment when snow conditions exhibit a threat to vehicle movement due to ice or sleet accumulation or slush conditions. Under the latter conditions, the Property Manager will determine the necessity to snowplow or shovel all main roads, driveways, and sidewalks unless otherwise directed by the Board of Director

Supervisor. Safety, imminent threat of slush etc that could freeze into ruts and potholes, or imminent threat of a major snowfall will be a determining factor.

Blowing or Drifting Snow:

There is no snowfall, but blowing or drifting snow conditions create access or safety concerns, then main roads, driveways and sidewalks of permanent residents and temporary residents known to be present will be plowed and shoveled in accordance to guidelines established in the three snowfall category conditions identified in the above paragraphs.

Point Main Road After Units 12/13:

If temporary residents are known to be present in Units 101 thru 106, then this section of the main road will be plowed in a “continuance” pattern and the operator will not stop at the end of unit 12/13 but will continue to unit 106 and return in the pattern described for plowing of main roads. If no residents are known to occupy units 101 thru 106, this portion of the main road will not be plowed until after the operator has completed the plowing of main roads, and driveways and sidewalks of permanent residents and temporary residents know to be present.

Storage Unit Roads and Driveways & Sidewalks of Unit Owners Not Present:

SU Roads and Driveways & Sidewalks of Unit Owners not present will be plowed and shoveled at the discretion of the Property Manager but only after all main roads and driveways and sidewalks of permanent residents or temporary residents known to be present have been completed. There is no priority or sense of urgency unless total accumulation of snow on the driveways and sidewalks exceed 6 inches. Under those conditions, the driveways and sidewalks will be cleared of snow within 48 hours of completion of main roads and driveways & sidewalks of permanent residents and temporary residents known to be present.

Direction of Plowing:

The Property Manager will exit the office and proceed to plow the main entrance at Highway 70. After completion of the main entrance the rest of the roads will be done. After the roads, then the driveways of the known residents that are occupied will be done.

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