

**COUNTRYSIDE PROPRIETARY
POLICY RESOLUTION #276
SNOW REMOVAL POLICY**

WHEREAS, Article III, Section 3 (c)(2) of the Declaration of Covenants and Restrictions grants the Board authority to establish rules and regulations for the use of all common area; and

WHEREAS, Article IV, Section 1(c). of the Covenants enables the Board to adopt and publish rules and regulations governing the common areas and those agents employed for the provision of services and performance of business obligations and duties of the Proprietary; and

WHEREAS, the Board wishes to develop a program which will assist in protecting the safety and property of the Proprietary and its Members;

WHEREAS, there is a need to establish Board policy in the area of Snow Removal and adopt formal rules and procedures for publication of this policy

WHEREAS, it is the intent of the Board of Directors to adopt sound procedural standards for the provision of snow removal services and obligations; and

WHEREAS, the CountrySide Proprietary is responsible for clearing snow on roadways owned by the Proprietary

NOW, THEREFORE BE IT RESOLVED, THAT the CountrySide Proprietary Board of Directors adopt the following Snow Removal Policy:

I. SCOPE OF WORK

The CountrySide Proprietary is responsible for clearing snow on roadways and trails owned by CountrySide Proprietary. This means that the Proprietary is responsible for clearing snow from the “travel” portion of a roadway in the townhouse communities that have assigned parking spaces on the street. All other roads within the townhouse communities and in all of the single family communities are maintained by the Virginia Department of Transportation (VDOT).

A. Townhouse Communities

1. When adequate notice is available before the storm, the streets will be pretreated with a liquid brine mixture to help prevent the snow from bonding to the street surfaces.
2. Plowing will commence within 1 hour after 2” of snow has accumulated. During the storm, our snow removal contractor will plow the travel portions of the roadways with the intention of keeping a 12-foot-wide path open down each roadway. Contractor will have one piece of equipment in each of the townhouse neighborhoods.
3. Within 4 hours of the end of the snowfall (or 6 AM for an overnight snowfall), CountrySide maintenance staff will begin clearing access paths to all community mailboxes, fire hydrants and storm drains in those areas that had been identified where drainage is a concern.

For snow accumulations of less than 2”:

No action will be taken on CountrySide streets.

For snow accumulations of 2” to 4”

Actions 1, 2 and 3 above will apply.

Once the snow stops falling and roads are passable, there will be no additional contractor snow clearing services. Loudoun County Snow Removal Ordinance 1022.01 Every occupant, owner or other person in charge of any occupied property in the County which has a sidewalk or a footway of stone, brick, gravel, cinder, wood or other substance, when such sidewalk or footway is publicly owned or maintained, and is adjoining and touching the property in front, rear or either side thereof, shall have all snow and ice, and any combination thereof, removed from such sidewalk or footway within six (6) hours after such snow or ice, or a combination thereof, has ceased falling, unless the same has ceased falling during the night, in which case it shall be removed before 12:00 noon following the night in which the snow or ice, or combination thereof, has fallen. In the event snow or ice, or a combination thereof, has ceased falling upon a Sunday, such occupants, owners or other persons in charge shall have until 12:00 noon the immediately following Monday to comply with this requirement.

For snow accumulations of greater than 4”

Actions 1, 2 and 3 above will apply.

Once the snow stops falling and roads are passable, the contractor will remain onsite to move as much snow as possible off the roadways and onto common ground areas to reduce sightline and signage obstructions. Residents are required to clear the snow accumulations in their reserved parking spaces and areas directly behind vehicles. Snow should be placed in front yards or on common areas and shall not be thrown into the plowed portions of the roadway. Loudoun County Snow Removal Ordinance 1022.01 Every occupant, owner or other person in charge of any occupied property in the County which has a sidewalk or a footway of stone, brick, gravel, cinder, wood or other substance, when such sidewalk or footway is publicly owned or maintained, and is adjoining and touching the property in front, rear or either side thereof, shall have all snow and ice, and any combination thereof, removed from such sidewalk or footway within six (6) hours after such snow or ice, or a combination thereof, has ceased falling, unless the same has ceased falling during the night, in which case it shall be removed before 12:00 noon following the night in which the snow or ice, or combination thereof, has fallen. In the event snow or ice, or a combination thereof, has ceased falling upon a Sunday, such occupants, owners or other persons in charge shall have until 12:00 noon the immediately following Monday to comply with this requirement.

B. Trails and Townhouse Sidewalks

1. Following the intent of Loudoun County Snow Removal Ordinance 1022.01, townhouse residents are required to clear the snow from the sidewalks in front of their units. Snow should be placed in front yards or on common areas and shall not be thrown into the plowed portions of the roadway. Loudoun County Snow Removal Ordinance 1022.01. Every occupant, owner or other person in charge of any occupied property in the County which has a sidewalk or a footway of stone, brick, gravel, cinder, wood or other substance, when such sidewalk or footway is publicly owned or maintained, and is adjoining and touching the property in front, rear or either side thereof, shall have all snow and ice, and any combination thereof, removed from such sidewalk or footway within six (6) hours after such snow or ice, or a combination thereof, has ceased falling, unless the same has ceased falling during the night, in which case it shall be removed before 12:00 noon following the night in which the snow or ice, or combination thereof, has fallen. In the event snow or ice, or a combination thereof, has ceased falling upon a Sunday, such occupants, owners or other persons in charge shall have until 12:00 noon the immediately following Monday to comply with this requirement.

1. Within 4 hours of the end of the snowfall (or 6 AM for an overnight snowfall) CountrySide maintenance staff will begin plowing the trails, beginning with the main trails that feed the schools and run along Algonkian Parkway and CountrySide Blvd. Remaining trails and common area sidewalks in the townhouse neighborhoods between the VDOT streets and the first townhouse unit will be plowed once all the main trails are completed.
2. If more than 8" is forecasted, CountrySide maintenance staff will be onsite during the storm to make a pass on all main trails after each 4 to 6 inches of accumulation. Depending on the rate of accumulation, the remaining trails may not be plowed until all the main trails have been cleared. Depending on the total accumulation, some trails may not be plowed until the snow melts enough to be addressed by CountrySide maintenance staff and CountrySide equipment (Generally 6" or less).
3. Once all main trails have been cleared, CountrySide maintenance staff will begin work to clear the remaining common area sidewalks in the townhouse neighborhoods, between the curb cuts and the first townhouse in each row. Work will proceed until completed

II. Enforcement

The Proprietary will follow the Minor Violation process outlined in Resolution #235 for townhouse properties that do not clear snow from the sidewalks in front of their units.

ATTEST:

PRESIDENT: David Barrie

DATE

SECRETARY: Rob Heckman

DATE