

LOCKE MOUNTAIN RANCH PROPERTY OWNERS ASSOCIATION

SNOW REMOVAL POLICY

Adopted May 18, 2003

The following resolution has been adopted by the Locke Mountain Ranch Property Owners Association ("Association") pursuant to Colorado Law, at a regular meeting of the Board of Directors.

RECITALS

1. The Association is charged with certain responsibilities regarding providing upkeep and improvements to the non-County roads within the Locke Mountain Ranch Community.
2. The safety of all Owners and the desire for maximum access of our private roads to Owners, their guests, Owner approved contractors, and emergency vehicles are largely ensured by proper maintenance of the roads.
3. The Board desires to adopt a uniform and systematic procedure to remove snow when it is needed.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following policy for snow removal:

1. It has been determined by experience that too much moisture on the roads makes travel and future maintenance difficult. Therefore, snow will be removed from the roads when accumulations reach at least six (6) inches in a 24 hour period. Other factors that may contribute to the decision are: (a) how long has it been since the last rain/snow; (b) do the roads need some moisture for grading; (c) how wet/heavy is the current snowfall; (d) if additional heavy snowfall expected within the next several hours, a decision to wait till the snow stops before plowing to avoid additional expense may be made; (e) the availability of the snow removal contractor.
2. On occasion the south end of the ranch can accumulate more snow than the north end. A determination will need to be made if only the south end needs to be plowed.
3. One Board member that lives on the ranch should be designated to contact other Board members for a majority decision to be made and call the contractor to request the services. The treasurer should also be contacted for fund availability.

IN WITNESS WHEREOF, the undersigned have executed this Resolution for snow removal the 18th day of May, 2003.

Locke Mountain Ranch Property Owners Association,
A Colorado non profit corporation

By: _____
Director

By: _____
Director

By: _____
Director

By: _____
Director