

CAMERON STATION COMMUNITY ASSOCIATION, INC.
POLICY RESOLUTION NO. 2014-02
AMENDED SNOW REMOVAL AND INCLEMENT WEATHER RULES AND REGULATIONS
Supersedes all prior Snow Removal and Inclement Weather Rules and Regulations

WHEREAS, Article III, Section 3.4 of the Bylaws grants the Board of Directors with all of the powers necessary for the administration of the affairs of the Association in accordance with applicable law and the Project Documents, except for those matters which the applicable law or Project Documents require the Association's membership to approve; and

WHEREAS, Article IV, Section 4.3 of the Declaration of Covenants, Conditions and Restrictions ("Declaration") states the Association shall be responsible for the maintenance, management, operation and control of the Common Areas and all improvements; and

WHEREAS, Article VI, Section 7.2 of the Declaration requires that each Owner's use of the property is in accordance with the restrictions contained in the Declaration; and

WHEREAS, Article VI, Section 7.4 of the Declaration requires that each Owner maintain their Lot in a good, clean and attractive condition, order and repair consistent with a high quality development; and

WHEREAS, Article III, Section 3.3 and Article VIII, Section 8.1(e) of the Declaration permits the Association to enter a Lot to abate any violating condition and assess the costs of correction to the Owner; and

WHEREAS, the Board of Directors deems it to be in the best interest of the Association to establish rules and procedures for snow removal by Owners and residents.

NOW THEREFORE, BE IT RESOLVED that the Board adopts the following procedures relative to snow removal:

I. RULES

A. Owners and residents are required to clear snow and ice from the driveways serving their home, the lead walkway to the residence and any sidewalks fronting or bordering the home no later than 24 hours after each snow event.

B. Owners and residents shall not throw snow or ice onto the Association's roadways after the roadways have been cleared of snow for emergency vehicle access.

C. Owners and residents shall not throw snow onto the Association's roadways in a manner that impedes vehicular traffic.

D. Owners and residents shall not throw snow or ice onto adjacent neighbors' sidewalks or driveways.

E. Condominium Associations shall be required to remove snow or ice from any sidewalks fronting or bordering the Condo Associations property no later than 24 hours after each snow event.

II. DETERMINATION OF INCLEMENT WEATHER

A. The Association, through either its Board of Directors or management staff, in either's sole discretion, may make a determination that the weather conditions affecting the Association warrant the closing of any or all of the Association's Common Area facilities or the cancellation of any events scheduled to be held in any of the Association's Common Area facilities. If the Association closes any Association's Common Area facilities or cancels any events scheduled to be held in any of the Association's Common Area facilities, it shall endeavor to publish notification of such closure or cancellation.

B. The Association, through either its Board of Directors or management staff, in either's sole discretion, may determine that a snow fall effecting the Association is of sufficient quantity and severity that it is necessary to designate certain visitor parking spaces for use as snow collection locations where the Association's snow removal contractor shall deposit snow during its snow plowing efforts. The Association shall have the right to tow any vehicles that are parked in a visitor parking space that is designated as a snow collection location. If a vehicle is parked in a visitor parking space in violation of the Association's parking policy, such vehicle shall be towed off-site and such owner shall be responsible for the costs of the tow. If a vehicle is permissibly parking in a visitor parking space and the visitor parking space is designated as a location for snow collection, the Association shall first endeavor to notify the owner of such vehicle and advise such owner that the vehicle must be moved. If following such notification the owner of the vehicle fails to remove it from the designated visitor parking space, the Association shall have the right to tow the vehicle at the owner's expense. If the Association is unable to provide notification to the owner of a vehicle that is parked in a visitor parking space in compliance with the Association's parking policy and the Association makes the decision to have such vehicle towed to accommodate the Association's snow removal program, the Association shall be responsible for the costs associated with such tow. The Association shall be deemed to have provided adequate notification of the need to tow a vehicle that displays a valid visitor parking permit from a visitor parking space if it posts such notification on the vehicle or provides actual notice to the owner of the vehicle telephonically, verbally or by electronic means.

III. ENFORCEMENT

A. If the Association detects a violation of the snow-removal requirements, the Association shall send a notice of the violation via certified mail, return receipt requested, or hand delivery, to the Owner or Condominium Association Manager, providing the Owner or Condominium Association with notice of a citation of the above-

cited rules. In the event that a hand delivery notice is attempted and the Owner, Resident or Condominium Association Manager is not available; the Association may leave a hanging door tag or a notice at the door. The notice shall advise the Owner that it must cure the violation within the timeframe provided in the notice, which may be as soon as 24 hours from the time of the violation. If the Board or management determines that the circumstances surrounding the snow event make it impractical for owners to clear snow in accordance with the time frame set forth in this policy, management or the Board has the authority to waive the issuance of the initial notice of violation.

B. If the Owner or Condominium Association fails to correct the violation within the requested timeframe, the Association shall have the right, pursuant to Sections 3.3 and 8.1(e) of the Declaration, to direct its service provider to enter the Lot and clear snow and ice without any further notice to the Owner and pass through such cost to the Owner pursuant Section 8.1(e) of the Declaration, and otherwise pursue enforcement to impose monetary charges in accordance with the Association's Governing Documents, rules and regulations. A minimum charge of \$100.00 will be assessed to the property owner for each violation that requires the Board to take action to clear the property frontage to an acceptable degree.

The effective date of this Resolution shall be 30^h day of September, 2014.

CAMERON STATION COMMUNITY
ASSOCIATION, INC.

by:  _____

**RESOLUTION ACTION RECORD
POLICY RESOLUTION NO. 2014-2**

Duly adopted at a meeting of the Board of Directors held Tuesday, September 30, 2014.

Motion by: Donna Kenley

Seconded by: Megan Brock

VOTE:

	YES	NO	ABSTAIN	ABSENT
Michael Johnson, President	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Alvin Boone, Vice President	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
Jon Dellaria, Secretary	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Megan Brock, Treasurer	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Igor Dubinsky, Director	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
Paul Rocchio, Director	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Donna Kenley, Director	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

ATTEST:

Jon Dellaria
Secretary

September 30, 2014
Date

Resolution effective: September 30, 2014