

Poudre Overlook Snow Removal Policy

Adopted October 12, 2021

This policy establishes the relationship between Poudre Overlook Homeowners Association (HOA) and Public Improvement District #30 (PID #30) regarding snow removal in the Poudre Overlook subdivision. The subdivision consists of Headwater Dr., Ripple Ct., Expedition Ct., Tributary Ct., Paddle Ct., and Bubbling Brook Ct.

1. Snow removal (Roads only)

- a. Generally, the HOA and PID #30 recognize the need to clear two lanes for traffic on the aforementioned roads within 24 hours of an accumulation of 6" or more of snow
- b. Should snow plowing be necessary, an attempt will be made to complete plowing within one (1) day (if practicable barring unusual snow events to be determined at the discretion of PID #30) for the entire development.
- c. Homeowners are responsible for clearing a path from their driveways to the plowed lanes.
- d. Given the impact of a variety of factors (i.e., time of year, weather forecast, temperatures, icing conditions, etc) on snow accumulation and melting; the HOA and PID #30 recognize that specific conditions may warrant adjustments to a. & b.

2. Snow Removal (Sidewalks)

- a. Homeowners are responsible for snow removal from sidewalks abutting their property.
- b. The HOA is responsible for snow removal from sidewalks adjacent to Common areas.

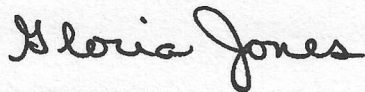
3. Snow removal Agreement

- a. The HOA and PID #30 agree that:
 - i. PID #30 will attempt to secure a single snow removal agreement to meet this policy generally through Larimer County. PID #30 will make every attempt to secure an agreement however due to current labor and market conditions PID #30 may not always be able to secure said agreement.

- ii. Such agreement may grant PID #30 considerable discretion to balance the costs with other factors to determine when plowing is necessary or appropriate.
- iii. In implementing this agreement PID #30 shall:
 - 1. Consider the cost of services; and,
 - 2. Select a reputable contractor with adequate equipment to do the specific snow removal task required.
- 4. Payment for Snow Removal
 - a. PID #30 will arrange for and pay for all snow removal in PID #30.
 - b. The HOA is solely responsible for snow removal from sidewalks adjacent to the Common Property.
 - c. Where the same contractor is used the HOA and PID #30 request, based on their experience with snow removal in the Fort Collins area, that the Management firm allocate charges between 4a and 4b for billing purposes.
- 5. The Poudre Overlook HOA & PID #30 will review the procedure for any necessary changes each July.

Approved:

Poudre Overlook HOA



Gloria Jones

President of HOA

October 12, 2021

PID #30



Joe Montenero

Chairman of PID

October 12, 2021