

SNOW AND ICE POLICY
CREEK'S EDGE AT STONY POINT TOWN HOMES ASSOCIATION
Effective 11/19/2025

1. Purpose

The purpose of this Snow and Ice Policy is to establish clear guidelines for the timely and effective removal of snow and ice within the Creek's Edge at Stony Point Town Homes Association community. This Policy aims to ensure the safety of residents, maintain accessibility, and protect Property during winter weather events.

For purposes of this Snow and Ice Policy, the following apply:

- All references to driveways shall also include parking pads; and
- Lead sidewalks are Common Area sidewalks not included as part of privately owned Owners Lots.

2. Scope

Unless otherwise stated below, the Association shall be responsible for the management and Upkeep of all Common Areas, Limited Common Areas, and Reserved Common Areas, and any other Association-maintained surfaces, as outlined in the Declaration Section 7.1. – Upkeep By The Association. Duties for Owners of privately owned Lots, including but not limited to driveways, parking pads, or other areas maintained by individual Owners as shown in the Declaration Section 7.2 – Upkeep By The Owners of Lots (and any Amendments thereto), are also included.

3. Responsibilities

Association Responsibilities:

- **Contracting Services:** The Association will hire a licensed and insured snow removal contractor to manage the removal of snow and ice on Association-maintained Property.
- **Monitoring Conditions:** The Board or designated Property manager will monitor weather forecasts and initiate snow and ice removal services as needed.
- **Communication:** The Association may, when appropriate, notify residents of significant snow events and any related service updates via email, text alerts, or the community website.
- **Common Areas:** Unless otherwise superseded by an agreement with the Association's snow removal contractor, the Association is responsible for removal of snow and ice from Common Areas, including but not limited to steps and Common Area lead sidewalks, as designated in the Maintenance and Service Responsibility Chart. For purposes of this Snow and Ice Removal Policy and when deemed appropriate by the Association's Board of Directors, garage aprons may be considered as Common Areas.

Owner Responsibilities:

- **Private Property:** Unless otherwise superseded by an agreement with the snow removal contractor, Owners are responsible for snow and ice removal on their own Lot, including but not limited to Owners' sidewalks, walkways, steps, porches, stoops, landings, breezeways, patios, driveways, and parking pads. Sidewalks do not include Common Area lead sidewalks.
- **Safety Compliance:** Owners must not obstruct snow removal operations.
- **Parking:**
 - Owners should avoid parking on roads during snow events if requested
 - Owners on Creeks Crossing Blvd. will be required to remove all vehicles to their garages or parking strip on their Lot after snow has ceased.
 - Owners are also requested not to utilize guest spaces until they are plowed.
 - Vehicles obstructing snow removal may be subject to towing at the Owner's expense.

Contracting Services Responsibilities:

The snow and ice removal contractor is responsible for snow and ice removal in Common Areas, subject to the following:

- Common Area walkways/sidewalks between complexes shall not be cleared.
- All Common Area walkways and lead sidewalks providing access to each Lot shall be cleared by the contractor.
- Walkways at the Clubhouse (both front and back) shall be cleared.
- Walkways providing access to the pool pump room shall be cleared.
- Paths leading to the mailbox and walkways providing access to mailboxes shall be cleared.
- Access to fire hydrants shall not be impeded. Snow is not to be piled in front of them.
- When deemed appropriate by the Association's Board of Directors, garage aprons on Owners Lots shall be cleared.
- Snow is not to be piled in front of sewers/storm drains.
- Street parking spaces should be cleared to the extent they can be utilized by guests and Owners.
- Remove excess snow to Common Areas.
- No piles of snow shall be left on thoroughfares that impede normal access to an Owner's garage.
- The main thoroughfare (Creeks Crossing Blvd.) shall be cleared to the point where all parking spaces are accessible.
- If necessary and due to amount of snow, use the island, or other unused Common Areas to pile excesses.

4. Snow Removal Guidelines

When deemed appropriate by the Board and unless otherwise directed, snow removal actions will be applied to all Private Streets and Roadways, garage aprons, and Common Area sidewalks as needed.

Snowfall Amount	Action Taken	Timeline
Less than 3 inches	Spot treatment (if icy)	Within 24 hours
3+ inches	Full plowing and other pre- and post-treatments as necessary	Within 12–24 hours

NOTE: Due to variances in local accumulations, snowfall amounts will be based on measurements taken on Creek's Edge at Stony Point Town Homes Association's property to ensure accurate and timely treatments.

5. Ice Management

- When deemed appropriate by the Board, de-icing agents will be applied to all or some Private Streets and Roadways, garage aprons, and Common Area sidewalks as needed, especially during freezing rain or overnight refreezing.
- The Association will monitor conditions and reapply treatments if necessary.
- At its discretion, the Association may choose to treat only Common Areas that experience longer melting times due to extended periods of daily shade.
- Owners are encouraged to apply de-icing agents to their own Lots. Use of environmentally safe de-icing products is encouraged to protect pets, landscaping, and pavement. Products used should also be generally accepted as safe for aggregate surfaces.

6. Liability Disclaimer

The HOA will make reasonable efforts to maintain safe conditions during winter weather. However, residents should exercise caution, as icy conditions may persist despite treatment. The HOA is not liable for injuries or damages resulting from snow or ice on Owners' Lots.