

RED CEDAR CANYON TOWNHOUSE ASSOCIATION (RCCTA)

Rules, Regulations and Policies

Roof Snow and Ice Dam Policy

The purpose of this document is to clarify owner and Red Cedar Canyon Townhouse Association (RCCTA) responsibility for roof snow and ice dams. This policy balances the needs of the association and unit owners. The following chart summarizes the responsibilities. Below are recommended steps to mitigate damage from ice and snow.

The unit owner is responsible for:

- Snow removal from roof for reasons other than those mentioned under the RCCTA responsibility listing.
- Removal of snow or ice dams.
- Interior repairs caused by water leaks.
- Contacting insurance company or repairpersons.

RCCTA is responsible for:

- Snow removal around PVC pipes and roof vents that are buried under snow and are potential safety concerns.
- Any necessary repairs to or maintenance of roof itself per association covenants.

Heating and Deicing Cables:

Unit owners can limit the potential for damage to their units by installing heating/deicing cables, in accordance with RCCTA specifications. Special care should be taken to install cables in the metal valleys on the roofs of units that have been or are prone to ice dam formation, particularly the roof valley between the garage and the master bedroom unit (especially on the Sonoma models).

RCCTA cannot and does not recommend or endorse any vendor, installer or unit owner who provides or assists with such cable installation. Prior to installation, homeowners must complete the Architectural, Landscape or Irrigation Modification Request, including the release, hold harmless and indemnification agreement in the General Conditions and Requirements document.

Snow Removal with a Snow Rake

It is also recommended that unit owners remove snow from their roofs with a snow rake. These are available for purchase at such retailers as Menard's and Home Depot. While it is advisable to remove as much snow as possible, removing even two to three feet from the roof edge can help avoid ice dams. Care should be taken to avoid damaging the roof, vents and shingles when using a snow rake.

Adopted by the Red Cedar Canyon Townhouse Association Board of Directors on July 13, 2017