



COUNTRY CLUB CENTRE

HOMEOWNER'S ASSOCIATION

SNOW REMOVAL AND WINTER PARKING

To: **Country Club Centre
Homeowners/Residents/Business Personnel**
From: **Country Club Centre Board of Directors**

Subject: **Snow Removal & Winter Parking &
FORM ON PAGE 2: RETURN REQUIRED**

WINTER RULES - October 15th through April 15th

Parking: Primary parking areas are for business customers only. In the primary parking area, during business hours from 9:00 a.m. to 5:00 p.m. there is a two hour parking limit in selected areas where two hour parking signs are posted. Parking on access roads is prohibited, except where signage directs other possibilities. Automobiles in violation will be towed away at owner's expense without prior notice. All parking regulations posted at the private streets, parking areas and drives, and any other traffic regulations promulgated and posted in the future shall be and will become a part of these Rules and Regulations. **During periods of snow removal (between October 15th and April 15th) NO vehicle shall be left in the same parking space for more than forty-eight (48) hours. During the snow removal period no overnight parking of vehicles will be permitted along the fire access lane between CCC and Village at Incline. Parking violations shall not require notice prior to towing.**

During periods of heavy snow, Ponderosa will need to move snow from the front parking area to the back snow storage area to keep most parking spaces open during the winter season. As a result, one morning a week (Wednesday) will be allocated for this purpose. PPM will move snow early, prior to businesses opening for the day. To make this process efficient, all vehicles must be removed from the front parking area Tuesday evening.

Decks and Exteriors: Owners are responsible for snow removal from the deck and upper entrances appurtenant to the unit and cannot exceed six (6) inches at any time or Association will remove at the owner's expense. **Owners are required to use plastic shovels.** No decks can be hosed during the winter months, when freezing temperatures are expected. Firewood must be stored in a manner approved by the Association. Nothing may be stored above the level of the deck railing.

Due to the increased cost of ice melt and maintenance cost to spread the ice melt; the Board identified options for trying to reduce these expenses:

- A. The Board directed PPM to throw the snow further from the walks when shoveling the walks to help reduce the amount of water from melting snow turning to ice on the walks.
- B. Owners are required to shovel snow from decks and upper entrances appurtenant to their unit when there is six (6) inches of accumulation. Plastic shovels must be used for shoveling snow.
- C. Owners are required to have their decks and upper entrances appurtenant to their unit inspected for snow accumulation. If snow accumulates six (6) inches or more and is not removed from decks and upper entrances



within three (3) days, PPM is authorized to shovel the decks and entrances and bill the owner. Owners may contract with PPM at a cost of \$20 per visit or Ponderosa will contract with individual owners for the season at a fee of \$500. If paid up front by November 30, PPM offers a 10% discount. Owners also have the option of shoveling the snow themselves or hiring someone else to shovel the snow. **Owners must complete and return the enclosed form stating how they plan on handling snow removal from their decks and upper entrances. No response will result in a charge of \$45 per hour per person if PPM has to shovel snow.**

Thermostats: To help prevent the possibility of frozen water pipes, thermostats should be kept at a setting of at least 55 degrees.

Unit Inspections: Throughout the winter owners should arrange to have their units inspected for roof leaks and other maintenance issues. Prompt notice to the Association will help reduce the amount of potential damage to units. Notify management by telephone, fax or e-mail per the information in the footer of this notice.

The Board thanks everyone for their cooperation with these Rules.

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SNOW REMOVAL AGREEMENT

Country Club Centre's Rules & Regulations require that Owners remove snow from their upper decks and upper entrances at which time snow accumulations measure six (6) inches. The snow must be removed within three (3) days. The reasons for the rule are:

- Snow load damages the deck and building structure
- Snow melt drips onto walkways and other structures below creating ice damages and possible liabilities with regard to persons falling on the ice.

Return Required (Please select one option below)

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SNOW REMOVAL OPTION SELECTION & SIGNATURE	
1. I will remove the snow from my deck and upper entrance myself	<input type="checkbox"/>
2. I will hire an outside contractor (not PPM) to remove the snow from my deck and upper entrance (provide contractor name and number)	<input type="checkbox"/>
3. I will contract with PPM to remove snow from my deck and upper entrance (\$500 for the season or \$20 per visit). PPM is offering a 10% discount for owners who contract for the season by November 30, 2008. PPM's regular hourly rate is \$28 per person.	<input type="checkbox"/>
4. If I fail to return this form and snow is not removed from my deck and upper entrance within 3 days of a snow storm accumulating six (6) inches, the Association will direct PPM to remove the snow and I will be billed at a rate of \$45/hour per person.	<input type="checkbox"/>

Unit #

Print Name

Signature

Date