

Stony Ridge Condominium Association Policy Statement

Policy Number: SR10

Policy Title: Grounds Maintenance

Policy Adopted: February 2019

Policy Revised: November 2020

Policy Statement: The Association is responsible for the maintenance and repair of the grounds within the General Common Elements, which includes lawn areas, irrigation system, road, sidewalks, driveways, trees and shrubs, spring and fall clean-up, trimming of trees and shrubs, applications of pesticides and fertilizers and snow removal.

- 1) Co-owners will not remove or alter the materials included as part of the original landscape plan or changes made to that original plan that have been implemented by the Association. The planting of annuals is allowed [refer to specific policy concerning this issue].
- 2) It is very unlikely that the Board would approve a modification request of the landscape of the General Common Elements but it is always possible to petition the Board by submitting a Modification Request form detailing the proposal and the reason why it should be considered.

Snow removal is provided by a contractor hired by the Association. The contractor is responsible for removal of snow and ice accumulations of at least 1 ½ Inches or more from all paved surfaces within the community with the exception of the sidewalk that circumnavigates the inner circle of units in the community. The community sidewalk is not plowed during the winter when it is necessary to push snow to both sides of the street.

1. Since it is both physically and fiscally impossible to handle snow accumulations in any other manner, our attorney has mandated that the walkway must be closed during the winter months and posted as such.
2. It is important to understand that in most instances the snow removal contractor will not begin to remove the snow until it has stopped falling. Should co-owners be expecting guests while a storm is in force, the co-owners may wish to clear the accumulation from areas, such as the sidewalk and the porch, in an effort to minimize an accidental slip/fall or invite their guests to come in through their garage. It is not possible for the snow removal company to hand shovel specific areas on an individual basis.
3. The co-owners must be aware that chemical de-icing agents are employed as an important element in the snow and ice removal operation. These chemicals include, but not limited to, rock salt and calcium chloride, both of which can damage plant materials. Any plants that are damaged by these

chemicals WILL NOT be replaced by the Association or the snow removal contractor. It is the co-owner's responsibility to provide the proper shielding that may protect their plants from damage.