

Pine Meadow Ranch

H O M E O W N E R S A S S O C I A T I O N

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W W W . P I N E M E A D O W R A N C H . O R G

Requirements for Snow Plowing Roads within PMR 2011-12 Winter Season

The Pine Meadow Ranch Owners Association recognizes that the property owners have diverse interests pertaining to the use of their properties. The Association provides winter plowing and access to the only large public parking area on the Ranch for the use of all owners, but takes no position on whether or not other Ranch roads should be plowed. If roads are plowed, the Owners Association retains the right to regulate that plowing under the authority of the founding Covenants and the Rules and Regulations.

Individuals, groups, LLC's or others desiring to snow plow within the boundaries of Pine Meadow Ranch must conform to the following requirements and provide required documentation annually:

- Receive written approval from the Pine Meadow Ranch Owners Association (PMROA) to snow plow specifically described sections of roads.
- Provide proof of at least \$1,000,000 liability insurance naming PMROA, its officers, directors and trustees as additional insureds.
- If a cabin owner on the roadway in question requests it, and at the discretion of the Owner's Association, receive approval in writing or by contribution from the majority of responding cabin owners* on the roadway proposed to be plowed.
- By this contract, conform to at least the following minimum standards for plowing:

Plow roadways to a minimum width of 16 feet, unless the actual road width is less, which allows vehicles to pass safely as they travel in opposite directions.

Snow packed conditions are preferred, but hills may be sanded, if necessary, to prevent hazardous conditions. The use of salt or other de-icers to melt snow and ice are strictly prohibited, as it will cause the road to thaw, creating ruts.

Provide a separate pathway or leave a minimum of 4 inches of snow on the roadway for snow machines to travel.

*Push snow from roadways to **beyond** any existing drainage ditch, to provide visibility for oncoming vehicles and snowmobiles in the winter, and to provide for drainage in the spring runoff.*

Conspicuously mark fire hydrants, culverts, power boxes and other roadside obstacles with high visibility markers to prevent damage from snow removal equipment. Hydrant markers should be identifiable as such, and markers must be removed in the spring after the thaw.

Plow in such a manner that leaves cabin owners' driveways accessible.

Plow routes that "dead end" on a roadway that continues must be maintained with an appropriate slope for continued snow machine access.

As the temperature warms in the spring creating melting and runoff, plow to the drainage ditches at the side of the roadway to facilitate runoff away from the road surface. At a date in the spring specified by the PMROA, plow the roads down to gravel to allow them to dry.

Snow removal on roads must be accomplished in a way so as not to push gravel and fines off during the plowing process.

PMROA reserves the right to terminate any individual agreement for snow plowing within the Ranch and prohibit individuals from plowing if the requirements listed above are not met.

Owners assume all risk of damage for vehicles abandoned or parked outside designated parking area.

A fine of \$50 per plowing occurrence will be assessed to the plowing individual or contracting PMR owner for non-compliance to these regulations. In addition, the PMROA will assess repair costs for damage done to the roadways by non-compliant plowers.

I hereby agree to all of the above conditions for snowplowing within Pine Meadow and Forest Meadow Ranch properties.

Plowing Individual: _____ Date: _____

PMROA: _____ Date: _____

Pine Meadow Ranch Owner's Association, PO Box 95567, South Jordan UT 84095
www.pinemeadowranch.org

* A written, mail in poll of directly affected cabin owners will be conducted by the Owners Association at the expense of the individual or group wishing to plow. A decision on the status of that road section will be made based on a simple majority of those who respond to the poll.