

Pine Meadow Ranch

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

PO BOX 95567 SOUTH JORDAN, UT 84095-0567
WWW.PINEMEADOWRANCH.ORG

2013-2014 Winter Season

Snow Plowing Requirements and Contract for Pine Meadow Ranch Roads

The Pine Meadow Ranch Home Owner's Association ("PMRHOA") recognizes that the property owners have diverse interests pertaining to the use of their properties. The Association provides winter plowing and access to the private Winter Parking Lot located off of Arapaho Drive for the use of all PMRHOA owners, but takes no position on whether or not other Ranch roads should be plowed. If roads are plowed, PMRHOA 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 private Pine Meadow Ranch roads must conform to the following requirements:

1. Receive written approval from PMRHOA to snow plow specifically described sections of roads.
2. Provide proof of at least \$1,000,000 liability insurance naming PMRHOA, its officers, directors and trustees as insured. Such documentation must be provided annually before October 1, 2013.
3. For any PMRHOA roads not historically plowed, a cabin owner on the roadway in question must notify the PMRHOA of the intent to snow plow the road, either privately or through Pine Meadow Emergency Evacuation Fund (PMEEF), and shall conform to all requirements provided herein.

MINIMUM STANDARDS FOR SNOW 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.
- Leave a sufficient amount of snow on the roadway for snow machines to travel.
- Push/blow snow from roadways to an existing drainage ditch in order 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. An example of acceptable markers include 8-10' tall PVC piping(painted to designate fire hydrants where applicable)
- Be respectful of individual cabin owner's driveway access. Do not intentionally plow a snow berm blocking an owner's driveway.

- 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. When specified by the PMRHOA ranch manager, 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.

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

Owners assume all risk of damage for vehicles abandoned or parked outside the designated parking area (the Winter Parking Lot).

For non-compliance with these Requirements and Contract, the plowing individual and/or the contracting PMRHOA owner will be assessed fines on a graduated scale: A fine of \$50 for the first incident of non-compliance, \$250 for the second incident, and \$500 per occurrence thereafter. In addition, the PMRHOA may assess repair costs for damage done to the roadways by non-compliant plowers.

THIS IS A LEGALLY BINDING AGREEMENT

I hereby agree to all of the above conditions for snowplowing within the Pine Meadow Ranch Home Owner’s Association boundaries.

Plowing Individual/Entity _____ Date _____

Name: _____
 Lot Number/Contractor: _____

PMRHOA _____ Date _____

Name: _____
 Title: _____

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