

STAPLETON ROWHOME ASSOCIATION, INC.

POLICY AND PROCEDURE

SNOW REMOVAL

Adopted March 10, 2010

The following policy and procedure has been adopted by the Stapleton Rowhome Association ("Association"), pursuant to Colorado statutes, regarding the Association's procedure relevant to snow removal in the Association.

PURPOSE

The purpose of this policy is to provide notice to owners of the Association's snow removal guidelines for the portions of the community that are maintained, repaired, replaced and improved by the Association.

POLICY AND PROCEDURE

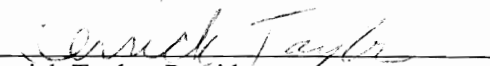
The Association is responsible to remove snow from the sidewalks, entries and driveway aprons for individual Units. The alleys are owned by the Park Creek Metropolitan District. The Stapleton Master Community Association and the Park Creek Metropolitan District entered into an agreement on April 29, 2005 that provides that the Stapleton Master Community Association is responsible for repair, maintenance and replacement of the alleys. The Stapleton Master Community Association does not indicate if and/or when snow will be removed in the alleys. The responsibility for the maintenance of the alleys is under the control of the Stapleton Master Community Association. Concerns regarding the alleys should be brought to the attention of the Stapleton Master Community Association, keeping in mind that pursuant to the Stapleton Master Community Association's current policy unless there is a major snow event as defined by current Denver City & County standards (www.denversnowplan.com). Owners may need to remove snow in the alleys onto landscaped areas themselves in accordance with the policies of the Stapleton Master Community Association. Attached is current information provided by the Stapleton Master Community Association (Exhibit A).

The Association has contracted to have snow removed from the sidewalks and entries in accordance with the Maintenance Chart in the Neighborhood Charter. The Board of Directors has contracted to have snow shoveled from the sidewalks and entries when it exceeds 2" in depth. The snow removal will commence when the storm has ceased and/or if a larger storm is producing snow levels in excess of 8" the contractor may perform multiple snow removal services in accordance with the contract. With larger storms, where the total snowfall exceeds 8" in depth the contractor is required to clear a shovel wide path and will return later to fully clear all sidewalks.

The Association will follow the policies set by the Stapleton Master Community Association for snow removal in the alleys with regard to the responsibility to clear the driveway aprons. The driveway aprons will be contracted on an as needed basis when there is a major snow event as defined the current Denver City & County standards (www.denversnowplan.com). The Association will perform emergency snow removal during a Major Snow Event as defined by the current Denver City & County standards (www.denversnowplan.com) in conjunction with the Stapleton Master Community Association's policies and procedures.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Stapleton Rowhome Association, a Colorado non-profit corporation, certifies that the foregoing policy and procedure was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on March 10, 2010, and in witness thereof, the undersigned has subscribed his/her name.

STAPLETON ROWHOME ASSOCIATION
a Colorado non-profit corporation

By: 
Derrick Taylor, President



Stapleton Snow Removal

Many Stapleton residents continue to ask who is responsible for snow removal throughout Stapleton. The answer is that there are several entities who take on snow removal responsibilities on a regular basis from the City and County of Denver down to individual Property Owners. The system works when everyone does their part.

Major Roadways and Arterials are the responsibility of Denver's department of Public Works. Snow removal on these designated roadways starts prior to every snow event and continue through its completion. Roads are placed in different priority levels and are addressed as equipment becomes available. For a complete diagram of these identified roads please visit the StapletonCommunity.com web site.

Neighborhood Streets are not addressed on a regular basis by the City unless a "Major Snow Event" of one foot or more occurs. The City's policy for Major Snow Events can be found on the StapletonCommunity.com website.

Neighborhood Sidewalks are the responsibility of the adjacent property owner or Sub Association. When the sidewalk is located adjacent to a community park or parkway the Stapleton MCA will remove snow. When the sidewalk is located adjacent to a Regional Park (East West Greenway, Westerly Creek) Denver Parks and Rec will be responsible for snow removal.

Neighborhood Alleys are to be routinely maintained by the adjacent property owner or Sub-Association. In the event of a "Major Snow Event" as defined by the City of Denver, The Stapleton MCA will initiate its emergency snow removal plan.

During Major Snow Events of one foot or more, the Stapleton MCA will initiate its emergency snow removal plan for the alleys along with the City's plan for neighborhood streets. In the event of a major snow event, the snow removal plan will include the continuous use of heavy equipment, light equipment and hand work to remove snow from alleys, intersections and major pedestrian paths. Alley work will be limited to the removal of enough snow from the alleys so residents can access their garages. This emergency only procedure involves attempting to open up a single drive lane through each alley in the community. The drive lanes will not be scraped down to pavement, to eliminate the need to truck any snow off site. This allows us to expedite the process ensuring that we can get to everyone's alley within the shortest period possible. This procedure does not negate individual property owners from participating in the snow removal during these types of storms.

Although we are unable to address the complete removal of snow on the roads, it is our goal during a major snow events to remove enough material to allow for some level of travel in and



out of the alleys. Paths and parks are done to open up some level of pedestrian travel. We will continue to address all the pocket parks and pathways to ensure that they are as snow free as possible to promote pedestrian access throughout the community.

It is our goal to continue to define the snow removal program during major and minor snow events as the community grows; specifically by coordinating with the other agencies and private property owners such that we can address the urgent needs of the community utilizing our current resources.

Sincerely,

A handwritten signature in black ink, appearing to read "Keven A. Burnett". The signature is fluid and stylized, with a large, sweeping "K" and a distinct "A".

Keven A. Burnett
Executive Director