

DARLINGTON RIDGE CONDOMINIUM ASSOCIATION, INC.
(The "Association")
ADMINISTRATIVE RESOLUTION NO. 40
REGARDING SNOW REMOVAL PROTOCOL/PARKING

WHEREAS, Section 5.11 of the By-Laws states: "The Board shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and may due or cause to be done all such other lawful acts and things as are required by law, by the Master Deed, by the By-Laws or otherwise directed or required to be done or exercised by members of the Association or owners of units, or by others; and

WHEREAS, Section 5.11(p) of the By-Laws empowers the Board, "To make and enforce compliance, by the levying of fines or otherwise, with such Rules and Regulations relative to the facilities, and to amend the same from time to time as the Board shall deem necessary or appropriate, which Rules and Regulations when approved by appropriate Resolutions shall be binding on the owner, guest and occupants of units, their successors in title and assigns. A copy of such Rules and Regulations and copies of any amendments thereof shall be delivered or mailed to each unit owner promptly upon the adoption thereof or posted in a conspicuous place in the community building"; and

WHEREAS, Article 5:11 of the By-Laws empowers the Board, "To assign and designate certain parking spaces for the use of individual units and to reassign and re-designate such parking as the Board deems necessary in its sole discretion. To adopt Rules and Regulations governing the use of all parking spaces, including the type, size and classification of vehicles permitted to use any space as well as the total number of vehicles which may be parked on the common elements on a permanent basis per unit"; and

WHEREAS, Article 4:01 of the By-Laws directs, "Each Member shall comply strictly with these By-Laws and with the Rules and Regulations adopted pursuant thereto ... and;

WHEREAS, the Board of Trustees has determined a need to regulate parking following snow storms in order to ensure the proper snow

plowing and snow removal and in order to ensure for the safety and well-being of its homeowners/tenants.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Homeowners, Tenants and Visitors will move or otherwise relocate their motor vehicles within 2 hours following snow and/or ice storm so as to permit the proper plowing of parking spaces.
2. Any unit owner not moving and/or relocating their motor vehicle within 24 hours following a storm shall be subject to a \$50.00 fine, following the filing of a formal written complaint.
3. Homeowners, Tenants and Visitors are to follow the attached Darlington Ridge's written snow removal protocol when plows are actively operating on the Association's streets.
4. Unit owners shall not clear snow from their motor vehicles on to other plowed and cleared parking spaces located within the Association.
5. In the event unit owner anticipates being absent for a continuous number of days during the winter months, unit owner shall contact the Property Manager so as to determine whether and where the motor vehicle should be relocated at the Property Manager's discretion prior to any potential snow storm.


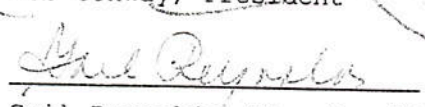
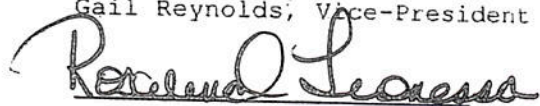
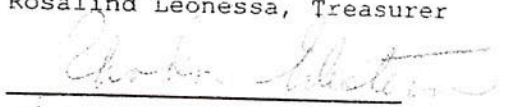
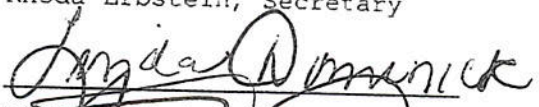
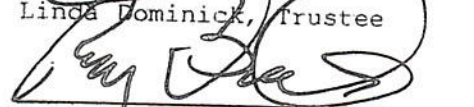
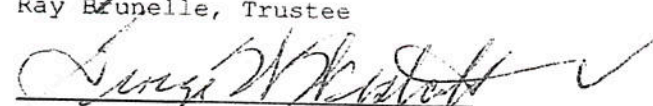
DARLINGTON RIDGE CONDOMINIUM ASSOCIATION, INC.

Resolution Type: ADMINISTRATIVE

No. _____

Pertaining to: Parking/Snow Removal

Duly adopted at a meeting of the Board of Trustees of Darlington Ridge Condominium Association, Inc.

<u>Officer</u>	<u>Vote:</u>			
	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
 Deb Conway, President	✓			
 Gail Reynolds, Vice-President	✓			
 Rosalind Leonessa, Treasurer	✓			
 Rhoda Erbstein, Secretary	✓			
 Linda Dominick, Trustee	✓			
 Ray Brunelle, Trustee	✓			
 George Westcott, Trustee	✓			

Attest:



Rhoda Erbstein, Secretary

3/25/2011

Date

Book No.

Page No.

Policy
Administrative
Special
General

Resolution Effective: _____

Resolution Expires: _____

Snow Removal Protocol Darlington Ridge

Plowing

Plowing will begin on the main roads (Hickory and Mulberry) opening the entrances. The Hickory, Ridge, and Macarthur sidewalks, such as walks leading to bus stop and walks on Mc Arthur and Ridge Roads will be shoveled/cleared when all snow has stopped, as the roads are plowed.

Ash Drive will be cleared 2nd, Sycamore will follow (Pin Oak Trail will be cleared in conjunction with Sycamore). Side roads will be cleared after all main roads have been cleared once.

Plowing of the side roads will be in the following order:

- | | |
|------------------|-------------------|
| 1 Boxwood Court | 5 Persimmon Court |
| 2 Sage Court | 6 Lavender Court |
| 3 Heath Court | 7 Cranberry Court |
| 4 Hibiscus Court | |

Parking Spots

Parking spots will be cleared when all roads have been cleared or when snow has stopped. Clearing will commence in the same order as the plowing listed above. We will make one pass down the road, signaling by blowing the horn, when your road is next. **Blowing the horn will signal that the street would be cleared in 20 minutes time.** Please move cars off of road to nearby side road or driveway to give plow enough room to efficiently clear parking areas. Your cooperation in this matter will be greatly appreciated and will provide better efficiency in clearing everyone's parking spot. Single parking spots will not be done. Also **PLEASE DO NOT FLAG DOWN PLOW TRUCK WE WILL CLEAR EVERYONES PARKING SPOT WHEN WE GET TO YOUR STREET!!**

Salting

Salting will commence when the storm has stopped and all roads have been cleared.

Snow Blowing

All sidewalks and driveways will be cleared in this order.

- | | |
|---------------------------------|--------------|
| 1. Ash Drive (Driveways, walks) | 6. Persimmon |
| 2. Sycamore | 7. Hibiscus |
| 3. Mulberry | 8. Heath |
| 4. Cranberry Court | 9. Sage |
| 5. Lavender | 10. Boxwood |

An application of calcium will also commence on all approved walks and stairs when all snow has stopped and everything has been cleared.

Shoveling

Shoveling off all approved stairs and walks to buildings will be done in the same manner as the snow blowing listed above.

All garbage sheds, mailboxes and fire hydrants will be cleared when all driveways, walks, stairs and stairways have been cleared.

Everyone's cooperation and patience will be greatly appreciated as we attempt to further improve our customer service and efficiency in the snow season so rapidly approaching.

Thank You