

Section 2.25 **Snow and Ice Emergency.**

- (a) Despite the Associations' best efforts to keep the roads reasonably free of snow and ice, the Association does not guarantee protection against snow and ice hazards. The Lot Owner should always proceed cautiously when dangerous road conditions are present.
- (b) Part of the Association assessments are utilized for snow removal/clearance of snow off of the roads. If Cedarwood Estates receives a significant snowfall, it may take several days before the roads are cleared for use, dependent on the availability of the contractor, the ice conditions, and the snow volume. Lot Owners may consider parking their cars at a lower elevation parking area (items c and d below) or staying at a location outside of Cedarwood Estates if needed. This is particularly advised if Lot Owner has a medical condition where Lot Owner may need to seek attention unexpectedly or which would make walking to their vehicle impossible. If a Lot Owner cannot leave Cedarwood Estates, the medical services units may not be able to get in to a home in Cedarwood Estates either. Lot Owners acknowledge that there are inherent risks to living on a mountain in winter.
- (c) The following shall be followed to provide snow removal by the Association contractor to allow the safest conditions for Lot Owners and to exhaust all means to open and/or try to keep open roads for emergency access for police, fire, EMS vehicles and other emergency vehicles.
- (i) All cul-de-sacs must be clear of vehicles to allow plowing equipment to turn around and to remove the snow. Parking in any cul-de-sac is prohibited.
- (ii) Vehicles parked on the road due to inability to get home or in the drive must be parked on the same side of the road:
- On Cedar Summit Road, park on the right side of the road as if one was leaving Cedarwood Estates. Parking in the cul-de-sac on Cedar Summit Road is prohibited.
  - On Azalea, park on the left side of the road as if one was leaving Cedarwood Estates. Parking in the cul-de-sac is prohibited.
  - On Laurel Trail, park on the left side of the road as if one was leaving Cedarwood Estates. Parking in the cul-de-sac is prohibited.
  - On Skyview Court, park along the downward slope of Cedar Summit as if one was leaving Cedarwood Estates beyond the intersection of Skyview and Cedar Summit. Parking is prohibited at the intersection of the two (2) roads, since the snowplow utilizes this area to maneuver and pile large amounts of snow.
- (iii) If parking on the road, allow at least forty (40') feet between vehicle and the nearest intersection or switchback.

- (iv) When entering Cedarwood Estates, if a Lot Owner cannot get up the hill past the four (4) way stop sign, Lot Owner can temporarily park by the swimming pool and tennis court in the condominium area.
  - (v) When entering Cedarwood Estates, if a Lot Owner cannot get up the hill at all, Lot Owner may temporarily park along the road in front of Buildings 3 and 4.
- (d) Certain vegetation such as scrub pines and Leyland cypress trees are very susceptible to bending and/or breaking under heavy snow or ice. If a Lot Owner has such vegetation on their Lot and it blocks or impacts the roadways during a snow, ice, or other weather-related storm event, the Lot Owner shall remove the blockage immediately so the road continues to be passable. If said Lot Owner is not home during the storm occurrence, and the tree(s) are removed by the Association, it is the Owner's responsibility to remove any debris left as soon as possible following the event. The Association is not liable for removing trees on Lots to allow the road to be passable for all residents. The Lot Owner is responsible for the payment of the expenses incurred related to removing tree and other debris from the blocked road and if the Lot Owner fails to reimburse the Association for such expenses, the Association is authorized to levy a specific assessment.