

AVERY PARK COMMUNITY ASSOCIATION, INC.

Professionally Managed By IPM Corp. • P.O. Box 580 • 2602 Hendersonville Road • Arden, NC 28704

Winter Road Maintenance Policy

Adopted February 17, 2010

The following Winter Road Maintenance Policy has been adopted by the Avery Park Board of Directors to facilitate access by property owners and emergency vehicles.

The Avery Park Roads are narrow winding “mountain” roads subject to all winter weather conditions that may occur from time to time. It is not possible to predict when conditions will change and it is not reasonable to expect that the roads will be free of snow and ice at all times. Drivers using Avery Park Roads must use good judgment, safe driving practices and lower speeds. Snow tires or chains may be required from time to time.

1. Gate Operation

The gates will be opened whenever there is a threat of or a winter weather event that creates ice or snow conditions at the gates or the approach to the gates. The gates will remain open until it is safe to close them. Drivers approaching the gates must use caution at all times.

2. Snow and Ice Removal Operations

When the forecast predicts a snow event of 4 to 5 inches or more, snow removal will commence after the accumulation of 4 to 5 inches of snow. Depending on the predicted and experienced snow accumulation, one or more plowings will occur before a final clean-up at the end of the storm. A snow event of less than 5 inches will only require one plowing at the end of the storm.

Roads will be plowed to an approximate width that will allow two cars to pass. Roads will not be plowed to their full width (edge of pavement to edge of pavement) in order to protect the landscape areas adjacent to the road.

Ice areas on road surfaces will be treated with road salt and/or sand. Residents are to notify the Avery Park management company of road areas where ice has accumulated.

Residents are responsible to clear snow between the end of their driveway and the plowed road and to access their mailbox. The snow removal company will not clean these areas.

3. Roads to be Cleared of Snow

All roads will be cleared of snow except dead-end roads where there are no homes unless requested by a lot owner on the road.

The community parking lot adjacent the gates will be plowed to the extent possible depending on vehicles parked in the lot.

The drive to the pool and tennis court will not be cleared as these facilities are seasonal.

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4. Parking on Roads and Abandoned Vehicles

It is a common practice to park vehicles at the end of driveways during inclement weather. Vehicles must not be parked on Avery Park road pavement and must not interfere with the plowing of roads.

If the weather conditions or roads are such that a resident cannot make it to their residence, the preferred parking location is at the entrance parking lot. If a vehicle must be abandoned on a road, park the vehicle as far off the road as possible on the right hand shoulder so as to allow access for snow removal equipment. If you abandon your vehicle notify IPM or a BOD member of the location as soon as you are able. As soon as conditions warrant remove the vehicle.

Abandoned vehicles that block the road will be towed at the owner's expense.

5. Costs for Winter Weather Road Maintenance

When funds included in the Annual Operating Budget are insufficient to cover winter road maintenance, the added costs will be recovered through a Special Assessment.