

## **POLICY FOR SNOW PLOWING**

**PURPOSE:** To ensure that snow is removed promptly from the roads of the South T-Bar Ranch within the constraints of the budget.

**AUTHORITY:** The Declaration of Protective Covenants (hereinafter "Declaration"), Articles of Incorporation and Bylaws of the Association and Colorado law.

While it is the intent of the POA to keep the South T-Bar Roads as clear as possible within the constraints of the weather and budget, conditions may exist that prevent 24/7 access. Please remember that these are rural, mountainous roads. Vehicles with a 4x4 drive train are recommended, and, depending on where you live on the Ranch, vehicles designed for traversing snow under extreme conditions, i.e. a snow mobile, should be considered. Regardless, residents should have adequate supplies and be prepared to be snowed-in at times.

1. Snow Accumulation. Snow will not be plowed until there is an accumulation of new snow or drifts of 6" or at the discretion of the Board's representative.
  
2. Routine Clearing. Roads will routinely be cleared to fulltime residents. Roads where there is not a fulltime resident will be cleared on request only. This includes:
  - Walker Drive (Hall Gulch)
  - Elk Run past the Lack's driveway
  - Rimrock Lane
  - Mountain Meadows Trail past the Wilson's driveway
  - Elk View Court past the Gerstemier's driveway (Elk View)
  - Valley Vista Drive
  - Pioneer Way
  - Sawmill Road
  - Arrowhead Court
  - Sphar Court
  - South T-Bar Trail past Cimarron Crossing
  - Cimarron Crossing West
  - Sangre Ridge
  - Cimarron Crossing East past Hartman's driveway

See the map on the last page of this policy.

The Board recognizes that there is a risk that it could cost more to clear a road if access is needed than it would if they were plowed on an ongoing basis, but it is willing to take that risk.

3. Requesting Access. Arrangements for access to individual properties should be made at least 72 hours in advance of your visit. Please contact the Board's representative for the roads (see the POA leadership page on the STB web site), or send an email to [roads@southtbar.com](mailto:roads@southtbar.com) to arrange access.

You may also use the on-line request form: From the South T-Bar website home page, click on "On-Line Forms", then select the "Winter Access Request Form". Receipt of the request will be acknowledged by email.

4. Definitions. Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
5. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Association.
6. Deviations. The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
7. Amendment. This policy may be amended by the Board of Directors.

