

Morningview Cottages HOA Snow Removal Specifications

1. Snow will be removed from the following locations:

- a. Driveways
- b. Driveway aprons
- c. Association Common Roadways
- d. Homeowners front sidewalk/front steps are included in contract
- e. City sidewalk(s) (if applicable) within 24 hours
- f. Mailboxes (to the satisfaction of Postmaster) and fire hydrants within 24 hours

2. Snow will not be removed from the following locations:

- a. Any locations on the side or rear of homes
- b. Side yard sidewalks
- c. Side yard garage door entrances

3. Snowfall Parameters are as follows:

- a. 1.5"-4" All driveways will be plowed in their entirety for all storms that produce 1.5" of accumulation. Snow removal will begin when substantial accumulation has ceased and completed within 12 hours.
- b. 4"-6" Single storms that are forecasted to produce accumulations of 4"-6" will be plowed to allow safe travel in an out of driveway and private road during first service. Equipment will be dispatched when accumulation reaches 3.5"-4.0" at the job site. A final plowing and clean-up will be performed when substantial accumulation has ceased; within 12 hours. During final clean up all critical areas will be widened curb to curb.
- c. 6+" Single storms that are forecasted to produce 6" plus of accumulation will be serviced to allow a flow of traffic in/out of driveways and private roads. Plowing will continue during the entire storm to achieve the above. Final plowing and clean-up will be performed when substantial accumulation has ceased within 24 hours.
- d. In the event of multiple snowfalls of less than 1.5", which in turn accumulate to more than 1.5" over a 48-hour period, snow removal will commence.
- e. In case of extreme weather conditions (wind chill, blizzard conditions and other unsafe conditions), times will be extended to allow for the unsafe conditions. For snow falls that near/exceed 12" and/or where the State of MN pulls trucks off the road, properties will be done on "best effort" basis.

4. This bid includes all material charges except for salt/sand/de-icing products, which will be charged as outlined on page 9 – Time and Material Rates.

5. Snow removal will be to the closest location/yard; special requests for specific locations will be done for agreed upon price. This bid does not include hauling, moving, snow blowing or pushing back snow piles within or out of the property. These items will be done for agreed upon price.

6. Cars may not be parked in driveways until plowing is completed. Cars that are parked in driveways are an insurance liability, and these areas will not be plowed. Homeowner is responsible for clearing these driveways; Contractor will not come back to clear.

7. Drifting and slush plowing will be done on an “as needed” basis; the property manager must notify Contractor of the need. This service will be done by the next business day.

8. Clean up from city plows will be done as needed; manager to notify Contractor.

9. Homeowner or property manager must request de-icing agents for sidewalks or driveways and main association roads. ***Contractor will not be responsible for injuries or accidents related to winter conditions.*** Customer acknowledges contractor is not a 24-hour monitoring service, and it is the customer’s responsibility to notify contractor of melt and re-freeze conditions arising after the end of a storm/winter weather event.