

INSPECTION AND MAINTENANCE STANDARDS

In accordance with section 7.11 of the CC&Rs, the following standards have been prepared:

1. Signs
 - Check sign posts and lettering at least annually
 - Stain posts annually
 - Make necessary repairs
 - Straighten signs as necessary
 - Replace signs in accordance with reserve study

2. Roads
 - Sweep roads in spring
 - Seal cracks annually
 - Repair deteriorating areas as necessary
 - Slurry seal and resurface roads in accordance with reserve study
 - Maintain shoulders to adequately support roads and to prevent erosion
 - Cut or spray weeds on shoulder areas
 - Remove litter as necessary

3. Drainage
 - Clean culverts as necessary
 - Check roadside drainage and culverts for erosion and repair in spring as necessary

4. Trails
 - Clean and repair all trails and signs – spring
 - Cover major signs – late fall
 - Stain signs as necessary
 - Resurface benches annually
 - Remove litter as necessary

5. Gates
 - Check all gates weekly
 - Service all gates at least monthly
 - Paint and repair gate arms as needed
 - Repair gate approaches as necessary

6. Common Areas
 - Remove litter as necessary
 - Remove dead trees as necessary
 - Continue fuel reduction program as funds and volunteers are available

7. Snow Removal

- Snow removal will commence under the following conditions:
Two inch accumulation between 6 a.m. and midnight
Three inch accumulation between midnight and 6 a.m.
- All gates will be opened during snow removal activities and will remain open until it is determined to be safe and feasible to close them. Gates may remain open for extended periods depending on conditions.
- Roads leading to homes occupied on a full time basis will be given top priority. Homes where residents have special medical needs will be given additional priority. The next priority will be roads leading to homes normally occupied part time and homes that are under construction. It is the responsibility of the owners of part time homes to advise the HOA by email when they plan to be in residence. Generally, areas with heavier snow accumulation will be plowed first. The last priority will be areas where very little or no traffic is anticipated.
- Sanding will be done on all slopes over two percent and all curves or other points subject to icing. Sanding will take place after the snowfall has stopped and will continue as long as unsafe (icy) conditions exist in areas that present safety hazards.
- Additional equipment will be brought in as needed during major snowfalls

8. Vehicles and Equipment

- Service in accordance with manuals