

**Snow & Ice Removal
Policy Resolution 19**

The duly elected Board of Directors of The Woods at Polaris Condominium Association establishes the following snow and ice removal policy:

Streets, Driveways, Sidewalks and Porch

1. Snow and ice are a fact of winter life in Ohio. When temperatures and snow start falling, unit owners, residents and their guests must proceed a little more cautiously as dangerous conditions may lurk anywhere and everywhere.
2. The Association has a snow plow contract that calls for snow to be removed from asphalt areas upon 3 or more inches of snow accumulation. Salt is to be spread when icy conditions occur.
3. Unit owners and residents may use magnesium chloride which has extreme ice melting power yet is very easy on the environment. Do not exceed the manufacturer's spread rate recommendation.
4. These specifications will address most, but not all, winter conditions and hazards. The Association does not guarantee or promise protection against such hazards. Unit owners, residents and their guests must take care and pay attention to the conditions that exist to ensure their safety while on the property.

Roof De-Icing System

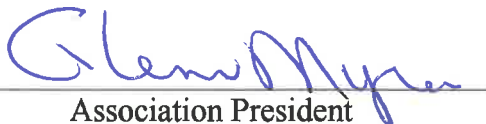
1. Unit owners are permitted, subsequent to an approved Unit Alteration/Modification Form (see Policy Resolution 24), to install the Raychem W51 series Electric Roof De-Icing Cable system in the gutters and the valley.
2. The De-Icing Cable and controller shall be installed in accordance with the manufacturer's instructions and;
 - Cables shall be routed through the gutters and the downspouts, exiting the downspouts just above the ground through a rubber grommet. See a Board member for more details.
 - Where a new outdoor receptacle is required to power a heating cable, the receptacle shall be installed by a licensed electrician. A City of Columbus electrical building permit and inspection is required.
3. The Unit Owner shall be responsible for all costs associated with the installation and maintenance of the roof de-icing system, including by not limited to costs for:
 - Repairs for damage to any property caused by the installation or maintenance.
 - Payment of medical expenses incurred by any person(s) injured by the installation, maintenance, or use.

- Restoration of the installation site to its original condition upon removal of the de-icing system.
- 4. If maintenance requires the temporary removal of the de-icing system, the Association will provide the Unit Owner a three (3) day written notice. The Unit Owner will be responsible for removing and reattaching the de-icing system at their own expense. If the de-icing system is not removed before the required maintenance begins, the Association will direct the removal at the respective owner's expense. The Association will not be responsible for any damage to the de-icing system caused by Association removal.
- 5. When an owner sells the unit, the de-icing system must be removed unless the new owner accepts, in writing, responsibility for the de-icing system.
- 6. Any damage to the de-icing system is NOT the responsibility of the Association or its contractors.

THE WOOD AT POLARIS CONDOMINIUM
ASSOCIATION

This resolution, Policy Resolution 19, was revised at a meeting of the Board held on November 19, 2015 with the directors voting as indicated below:

Director	Yes	No	Abstain	Absent
Glenn Myres	<u>X</u>	___	___	___
John McEldowney	<u>X</u>	___	___	___
Jo Hutchison	<u>X</u>	___	___	___
Dan Bottorf	___	___	___	<u>X</u>
Jim Brady	<u>X</u>	___	___	___
Nancy Vance	<u>X</u>	___	___	___


Association President


Association Secretary