

**KNIGHTSBRIDGE ARMS CONDOMINIUM ASSOCIATION
SEQUEL OUTDOOR SERVICES
2012-2013 Snow Removal Procedures**

- **STAKING PROPERTY**

Staking of the property is to be completed prior to first storm.

- **PLOWING**

Plowing of the property commences at approximately 2 inches of accumulation. The property is plowed continuously throughout a storm at intervals as dictated by the rate of snow fall, so as to allow reasonable and safe passage of automobiles. All roads and passageways will be open to full width for the morning commute. All parking areas will be plowed and completely cleaned up during the day between the hours of 9:00 am and 6:00 pm. ***We will blow our vehicle horns as well as ring doorbells if necessary.***

Plow operator and/or helper to knock on all doors alerting residents to move cars.

- **SHOVELING WALKWAYS**

All walkways will be shoveled approximately every 5 inches of snow fall. We will make every effort to have the walkways shoveled for 7:00 am each morning. Ice melt will be applied to walkways following shoveling to insure safe passage.

Include: Dumpster pads, walkways

FIRE HYDRANTS/DUMPSTERS/MAIL BOXES

All fire hydrants, dumpsters, mail house and other previously agreed accesses will be shoveled within 72 hours of the cessation of snow fall.

- **PARKING LOT/ ROADS-SANDING/SALTING**

Roads and parking areas will be sanded and salted as necessary to allow safe passage of automobiles at a reasonable speed. If rainfall or other icing conditions exist, product will be applied periodically to allow safe passage.

- **ICE-MELT**

As weather conditions can change rapidly and as the freeze thaw process can cause spot icing conditions, we will maintain a container of ice-melt at each doorway for the use of residents. Rock salt should only be used on asphalt surfaces. All other surfaces to be treated with a non-corrosive ice melting agent.

- **TOWING**

Sequel Management reserves the right to tow any vehicles that are parked or abandoned in a position that impedes proper snow removal. The cost of towing is the responsibility of the vehicle owner.

All residents and guests are advised to use caution when walking on the property during the winter season. A successful snow removal procedure is not only the responsibility of the contractor, but of the residents as well.

– Your cooperation is appreciated!

If your car has been towed contact Kents Towing Recovery - 603-673-4848