

Stony Ridge Condominium Association Policy Statement

Policy Title: Grounds Maintenance

Policy Adopted: February 2019

Policy Statement: The Association is responsible for the maintenance and repair of the grounds within the Common Element, which includes lawn areas, irrigation system, road, sidewalks, driveways, trees and shrubs, spring and fall clean-up, trimming of trees and shrubs, applications of pesticides and fertilizers and snow removal.

- 1) Co-owner will not remove or alter the materials included as part of the original landscape plan or changes made to that original plan that have implemented by the Association. The planting of annuals is allowed; (refer to specific policy concerning this issue).
- 2) It is very unlikely that the Board would approve a modification of the landscape of the common element it is always possible to petition the Board by submitting a standard modification form detailing the proposal and the reason why it should be considered.
- 3) Snow removal is provided by a contractor hired by the Association. The contractor is responsible for removal of snow and ice accumulations of at least 1 ½ Inches or more from all paved surfaces within the community with the exception of the sidewalk that circumnavigates the inner circle of units in the community. The community sidewalk is not plowed during the winter when it is necessary to push snow to both sides of the street.

- A) Since it is both physically and fiscally impossible to handle snow accumulations in any other manner our attorney has mandated that the walkway must be closed during the winter months and posted as such.
- B) It is important to understand that in most instances the snow removal contractor will not begin to remove the snow until it has stopped falling. Should a co-owner be expecting guests while storm is in force the co-owner may wish to clear the accumulation from areas such as the sidewalk and the porch, in an effort to minimize of an accidental slip and fall or invite their guests to come in through their garage. It is not possible for the plows or to hand shovel on an individual basis.
- C) The co-owner must be aware that chemical de-icing agents are employed as an important element in the snow and ice removal operation. These chemicals include but not limited to rock salt and calcium chloride both of which can damage plant materials. Any plants that are damaged by these chemicals WILL NOT be replaced by the Association or the snow removal contractor. It is the co-owners responsibility to provide the proper shielding that may protect their plants from damage.

Annual Inspection: Once a year (usually in the spring) the Board and the Property Manager (an agent of the Management Company) will make a complete and in person visual inspection of both the grounds and structures in the community. The objective is to formulate a list of repairs the need to be made during the coming year. Should a co-owner be aware of a problem please contact the property manager prior to this walk-so special attention to that the issue can be inspected and dealt with in the appropriate manner.

IMPORTANT NOTE: A co-owner must always submit a completed MODIFICATION REQUEST FORM to our management company and approved by the Stony Ridge Board of Directors PRIOR to any work on this project begins. Modification forms are available online at our website stonyridgecondos.net or by calling AMI at 586-739-6001. If a co-owner feels there is a need to a repair to the exterior of their unit or the yard surrounding the unit, a request for repair shall also be submitted to AMI. These requests are not to be made to individual board owners but to AMI.