

DAYBREAK COMMUNITY ASSOCIATION, INC

Snow Removal Policy

WHEREAS, The Daybreak Community Association Board of Directors (“Board”) is empowered pursuant to Chapter 3, C. Powers and Duties of the “By-Laws of Daybreak Community Association” to conduct, manage and control the affairs and activities of the Association.

WHEREAS, Daybreak has been established and is administered pursuant to various documents, described in Chapter 1 of the Community Charter for Daybreak, that have a legal and binding effect on all owners, which include the resolutions the Board adopts to establish rules, polices and procedures for internal governance and Association activities and to regulate the operation and use of property the Association owns or controls.


WHEREAS, The Association currently provides snow removal to the common area in the project and accounts for this expense in its annual budget;

WHEREAS, The Board of Directors finds a need to adopt a policy to clarify the procedures for removing snow after 70% of the budgeted amount has been used each year to avoid the snow removal budget from going into a deficit.

NOW THEREFORE, IT IS RESOLVED that after 70% of the snow removal budget has been used each year, the Association’s Management Company will consult with the Board of Directors to review the level of snow removal service provided and to make adjustments as necessary for the remainder of the year to avoid the snow removal budget from going into a deficit. However, nothing in this policy shall prevent the Board of Directors from allowing a deficit to occur in the snow removal budget if the weather and/or other relevant factors reasonably warrant such a deficit and provided that the deficit is compensated for in other areas of the annual budget.

IN WITNESS WHEREOF, the said Board of Directors has caused this Resolution and Policy to be signed by its President and Secretary, this 25th day of August, 2010, and presented to all homeowners.

DAYBREAK COMMUNITY ASSOCIATION, INC

By:  Date: 8.25.10
Ty McCutcheon, President

By:  Date: 8.25.10
Rulon Dutson, Secretary