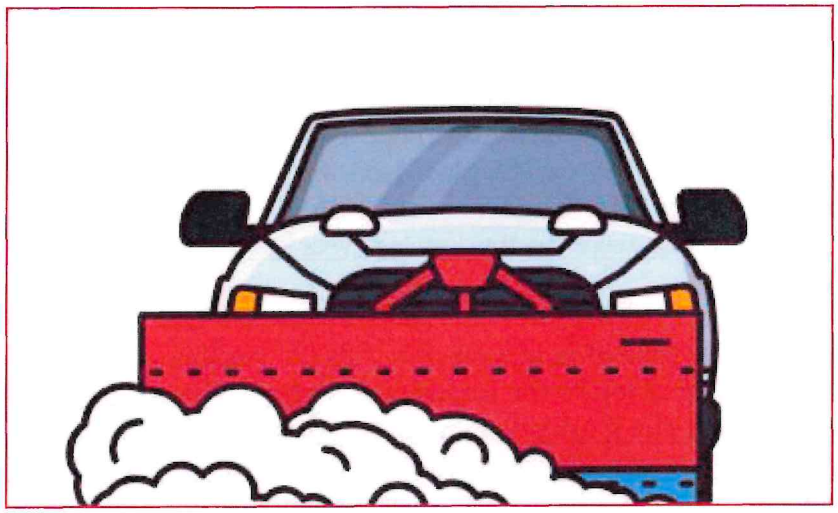

SNOW PROCEDURES

The snow removal begins as soon as it is feasible and after three (3) inches of snow has fallen. The three entrances and Morgandale Drive will be plowed first, fire hydrants will be cleared, and then the plows will enter your court and clean a center path. The plow will then move to one or more courts and do the same.

The In-House Staff will rotate where they start for each storm, so please know that you may not be first every time there is plowing to be done. This first pass will give you access to the road and time to move your vehicle out of the court. The plows will then return to your court and begin clearing what has been made open and available. If one parking space is empty and there is a car in front or on the side of it, it is impossible to plow this one space. Please understand we are not trying to skip you in this instance and if the plow slips while attempting to plow out one single parking space, damage could be sustained to your vehicle.

The main walks will be cleared first, and then the staff will clear **the walkways to the homes, cluster mailboxes and the trash enclosures after the storm has ended**. The sidewalks of those who are on the 'emergency list' will be shoveled first. If you have a driveway, please remember that the snow removal for your driveway is your responsibility.

Keep in mind there are 32 courts in Morgandale. We have three trucks, one skid steer, one tractor, and three snow blowers for the use of our full time In-House Maintenance Staff. Wherever possible, we will attempt to utilize our in-house snow removal equipment to handle a storm, therefore, controlling your snow removal expenses. We also may bring in additional snow shovelers, should we need their help. We will absolutely call in our snow removal contractor, Clarke's Landscaping, should we see that we are unable to handle the storm ourselves.

If there are guests at your home, please ask them to utilize the center and overflow parking spaces.

Doctors, nurses, or emergency personnel who may need to exit the property quickly can utilize the parking cutouts on Morgandale Drive. These same individuals should contact the office so that they can be placed on the priority list along with others who have medical conditions that could require them to need medical assistance on an emergency basis. If you were on the list last year, you still need to call this year to confirm your priority.

Chemicals will be applied in accordance with the weather conditions, i.e. rock salt for streets and calcium chloride for sidewalks. **Personal quantities of both of these items are available at the Clubhouse, near the recycling bin. Please bring our own container. Please be reminded that calcium chloride must be used on the sidewalks.** All of the new concrete walks have a one-year warranty. If the concrete is damaged due to salt exposure, the warranty will be voided. Only a small amount of calcium is needed to be effective, clumps of calcium are not necessary.

Weather conditions can help or hinder snow removal. 40 mile per hour winds will cause drifts, even if we have just shoveled, those winds will blow these areas closed very quickly. Temperatures under 25 degrees will render chemicals ineffective. "Snow Emergencies" issued by the state or local authorities mean that conditions are unsafe everywhere and for everyone. This means you should be staying home and often it means that more snow is falling than can be promptly removed by the state, local, and Morgandale crews.

If your trash enclosure has not been cleared, please do not throw your trash in the snow or on top of the dumpsters. This causes the In-House Maintenance Staff to have to clean up your trash, often frozen solid and stuck to whatever surface it was thrown on.

Again, Morgandale consists of 32 courts and 560 homes. After Morgandale Drive is cleared, the courts are rotated with each storm, so everyone gets a chance to be first. However, while someone is first, someone has to be last. We ask that you please consider this when it appears that the snow removal process in your court and in the community is taking longer than you think it should.

If we all work together and think of elderly neighbors, In-House Maintenance Staff, contractors and each other, we will have successful snow removals. If you would like to report conditions to Management or ask the status of your court's snow removal, please contact us at 215-368-6350. Please do not approach the In-House Maintenance Staff during the snowstorms. They are truly trying their best to get the job done and cannot do their job if they continue to get interrupted.