

Thompson River Ranch

Carriage House

Snow Removal Policy

Thompson Crossing Metropolitan District No. 3 (TCMD) provides the operations and maintenance services for certain public improvements and facilities within the boundaries of TCMD Thompson Crossing Metropolitan District No. 4, Thompson Crossing Metropolitan District No. 5, and Thompson Crossing Metropolitan District No. 6 (collectively the "Districts"). In this capacity, TCMD will contract to have snow removed from the public sidewalks, private alleys, and shared auto courts within the Districts upon the occurrence of the applicable accumulation trigger as described herein (the "Snow Removal Services").

The contract shall require the snow removal contractor to clear the public sidewalks within 24 hours after the termination of each snowfall and have a removal trigger of trace accumulation. For purposes of this policy, and any contracts for the removal of snow pursuant hereto, the term "trace accumulation" means "a light coating on the ground that is enough to make pedestrian surfaces white."

The contract shall require the snow removal contractor to clear the non-dedicated public alleys and shared auto courts within 24 hours after each snow event has ended and have a removal trigger of 4-inch accumulation. For purposes of this policy, and any contracts for the removal of snow pursuant hereto, the term "4-inch accumulation" means "a general 4-inch accumulation throughout an area comprising 50% or more of the properties within the Carriage House area." Accumulation of less than 4-inches with wind drifts pushing some areas over the trigger will not be considered to have met the 4-inch trigger unless this condition exists over 50% of the entire property within the Carriage House area. In snow events where the 4-inch trigger is not met, the District will not be responsible for snow removal from the non-dedicated public alleys and shared auto courts.

In compliance with the Municipal Code of the Town of Johnstown, Colorado Chapter 11, Article III, Section 11-43(c), Snow Removal Services will be required to be completed by the snow removal contractor within 24 hours after the termination of each snowfall.

Snow removal starting points are at the discretion of TCMD Management and the contractors performing the removal services. Both parties will strategically plan starting points that enable the contractor to safely, efficiently and effectively move labor and equipment around the Districts property to remove snow from the areas as quickly as possible.

Snow Removal Services may include, but are not limited to, hand shoveling, truck with plow, ATV with plow, skid steer with pusher, skid steer with plow, skid steer with bucket, snow blowers, front end loader, road grader and dump truck with plow, to be determined in the professional discretion of the contractor performing the removal services.

In snow events during which there is more than 6 inches of snow accumulation, the snow has unusually high moisture content, or there are excessive winds, additional equipment may be needed which may extend mobilization and snow removal service completion times. The contract for snow removal

services shall require that, if such extenuating circumstances exist, the snow removal contractor shall use its best efforts to remove snow in compliance with Section 11-43(c) of the Municipal Code of the Town of Johnstown and complete such snow removal as close to within 24 hours as is feasible.