

Farrwood Green Condominium II  
PO BOX 8201  
Haverhill, MA. 01835

## Snow Storm Regulations

Below please find the set of rules and procedures concerning parking and parking lot cleaning that shall be in effect during snow storms. We hope that these rules will ensure expedient cleaning of the parking lots and a pleasant winter for all of us. Generally, the parking lot cleaning is a two-stage process: the cleaning of main driveways and the cleaning of the parking spots. During the prolonged snow storms the main driveways will be cleaned from time to time to ensure that the snow accumulation is kept under control. During the shorter or less intensive storms first the driveways and then the parking spots will be cleaned once the storm passes.

1. All parking spot cleanup will be performed from morning to early evening (~7AM till 6PM) after the end of the snow storm. If the snow storm ends at night you will NOT be required to move your car until morning.
2. It is the **resident's** responsibility to monitor the storm and to watch for the incoming plows. The plow driver will make reasonable efforts to communicate the beginning of the cleanup by honking the plow's horn. However, plow's horn is not an air raid horn nor is it a siren and if you are a tight sleeper or like to hide in the basement for the duration of the storm it's likely you might miss the party. Please do make an effort to look outside regularly and keep your ears open.
3. Whenever the plows come, they will first start cleaning the driveways, as mentioned above. This gives you time to brush your vehicle off and prepare to move your car out. If you need more time to clean and warm up your vehicle you need to monitor the storm closely and start digging out as soon as storm ends.

**NOTE:** Based on the experience of the past years it appears that the following needs to be clarified:

*Running you car's engine in your parking spot and/or starting to frantically clean your vehicle when the plow is all but done, **DOES NOT** constitute "moving your car out". While during weekdays the problem is less severe, during the weekend doing too little too late will result in a fine. It is **YOUR** responsibility to clean up your car after the storm is over, so you could move it out at a moment's notice.*

4. Whenever you have cleaned your car and the plow has cleaned the main driveway leading to you parking spot (i.e. you have the ability to drive your car safely), you need to move your car out of your section of the parking lot. Regardless of what building you live in you will need to move your car to either **Heritage Hill** or into the **extra space** of one of the **parking lot sections already cleaned** or into the **space on the cleaned side of your parking lot section** or onto the Farrwood Drive **\*\*after and only after\*\* it has been plowed.**

**YOU MAY NOT LEAVE YOUR CAR ON FARRWOOD DRIVE BEFORE IT HAS BEEN PLOWED. ALL VEHICLES LEFT ON FARRWOOD DURING THE SNOW STORMS AND/OR HINDERING PLOWING THEREOF MAY BE TOWED IMMEDIATELY AND WITHOUT NOTICE.**

**YOU MAY NOT MOVE YOUR CAR OUT OF YOUR PARKING SPOT WHILE THE MAIN PLOWING CREW CONTINUES WORKING ON OTHER PARKING LOT SECTIONS. Doing so causes congestion on Heritage Hill and may prevent other residents from vacating their parking lot sections when it is their turn to be plowed.**

5. Once the parking lot has been cleaned, move your vehicle back into your parking spot as soon as possible. Delaying moving your vehicle back into the parking spot may cause congestion in Heritage Hill Circle and driveways and slow down the plowing.
6. This year, in addition to fines (\$25 per snow storm parking violation), we will enforce the parking regulations by towing most severe violators. The Board will not resort to towing lightly but will use it in cases of severe obstruction to the cleaning process, repeated and gross disregard of these regulations or in cases specifically mentioned here.

Towing of vehicles in Massachusetts is regulated by **M.G.L. c. 266, s. 120D**. This letter aims to comply and shall be treated as a direct notification of parking prohibition with respect to all vehicles (either of the **owners** or those of their **visitors, or guests, or tenants, or visitors or guests of the tenants**) parked in Common Areas of Farrwood Green Condominium II during or soon after the snow storms, pursuant to the abovementioned law. While the Association will attempt to distribute this notification to all residents in addition to owners, it is the **OWNER'S SOLE RESPONSIBILITY** to notify their guests, visitors and/or tenants, and it is the **TENANT'S SOLE RESPONSIBILITY** to notify their guests and/or visitors of these regulations. Additionally, pursuant to the abovementioned law, the towing company will be required to notify the Haverhill Police Department about the vehicle being towed. If you find your vehicle towed, please contact Haverhill Police Department.

7. **TO ALL SENIORS/HANDICAPPED:** Unfortunately, we cannot exempt you from these rules – the parking lot needs to be plowed and cars cause obstruction regardless of the capabilities of their owners. However, if you believe that you would require more time to clean your vehicle and move it out than would be usually available, please send us a letter stating so and listing the plate numbers of your vehicles. Once on the list, you will not be fined **ONLY** in cases of **DELAYS** with moving your vehicle out of the parking lot. Please remember that you still need to move your vehicle out of the parking lot and that you may be towed if your vehicle causes severe hindrance to plowing. If you are completely unable to clean and/or move your vehicle after the snow storms you will, unfortunately, need make personal arrangements for vehicle

storage, cleaning and/or evacuation.

This procedure is done on an honor system. If the Board finds that there is abuse of this practice (healthy able adults requesting exemptions) we will have to require a physician's statement from everyone or abolish the practice altogether. Please be considerate of your senior and/or handicapped neighbors.

8. **TO ALL PARENTS:** When plowing starts a lot of young children run out and start cleaning the cars, often in the absence of adult supervision. You are urged in the strongest possible terms to keep children younger than 14 years old out of parking areas and never leave children of any age without supervision during plowing. The plows have to accelerate to considerable speeds to move large volumes of snow and there will be many residents moving in and out of the parking lots. Once accelerated, the plows are generally unable to stop quickly even with chains on their wheels. One unfortunate slip may result in injury or even death. In addition to causing a horrible tragedy, a lawsuit and insurance payout, that will no doubt follow, will hike up the insurance prices for everyone. **PLEASE WATCH YOUR CHILDREN.**
9. If the snow storm happens on the trash pickup day or the night before (either Wednesday or Thursday if holidays interfere) please delay bringing your trash out onto the parking lot **until it has been plowed**. Alternatively, please cooperate with other residents and relocate the trash into one (preferably the most accessible) corner of your parking lot. Leaving bags of trash in the snow prevents plows from cleaning quickly and may result in spilled garbage.

Have a safe and pleasant winter!

Sincerely,  
The Board of Managers,  
Farrwood Green Condominium II

12/09/2009