

## Hardscape (Snow & Ice Management) and Landscape Policy

While we do our best to ensure that all of these policies and ideals are kept up all the time, recognition is made that a variety of factors – environment, weather, staffing & equipment availability, resource shortages and many other risks may affect our ability to deliver on these goals.

- Full snow clearing of paved areas to be completed within 24 hours snow event where snowfall levels dictate removal is required.
  - Where snowfall is limited, and will likely be melted off, snow clearing may not take place at all.
  - During snowfalls, access to driveways will be maintained, with under 3" of accumulation being the ideal.
  - Ice to be reasonably controlled. Salt usage reduction in effect to prevent environmental degradation and property damage.
  - Salt buckets provided around properties for tenants
  - Snow within 6-12" of front/rear doors is responsibility of tenant. And sidewalks, decks, porches, patios or suchlike servicing a specific unit will be the responsibility of the tenant of that unit to clear.
  - Rooftop decks/patios MUST BE CLEARED by the TENANT within 24 hours of the end of a snowfall.
  - Snow piles to be moved when more than four parking spaces consumed by a single pile
  - Ice & snow conditions will be continually monitoring during a snowfall event.
  - Ramps and loading areas may subject to exceptional icing and hazard, which will be dealt with as best as possible. Standards will be maintained for road-worthy vehicles with snow tires – your forklift might not care for the snow removal standards.
  - Freezing rains situations will be dealt with as best as possible given the conditions. Some areas that are not used may not be serviced.
  - Grass will generally be cut at least once every two weeks. Extended mowing intervals may occur during dry seasons. Grasses will also be generally left longer rather than shorter – it's a lawn, not a golf course. Weeds will be tolerated and watering will not be. Our landscaping procedures will emphasize reduction of environmental toll and economic cost.
  - Flowers, shrubs and trees may be removed, added or changed at discretion of Landlord.
  - Asphalt will be patched as necessary. Repaving will be reduced. Lines will be repainted as necessary; driveway sealing will not occur.
- Temperature Trends:**

Up, Down, Stable
- Precipitation Trends:**

  - Heavier – Snowfall increasing
  - Lighter – Snowfall decreasing
  - Drifting – No fresh snow, but coming in from roofs, fields
  - Calming – Minimal snowfall
  - Ended – No current snowfall

All works and responsibilities of the Landlord may be shifted to a third-party provider or contractor.