



SNOW REMOVAL POLICY

In Kentucky, the occurrences of snow and ice hazards are an expected part of typical winter weather conditions, and homeowners should not expect the property to be maintained completely free of snow and ice. While snow removal services are provided and Paragon will do their best to make sure snow removal is timely, the association cannot guarantee that streets will be



perfectly maintained and absent of snow/ice. The contractors Paragon has secured for Landis Lakes will utilize their best efforts to remove snow and treat icy conditions. However, the

association assumes no responsibility for the existence of snow and ice hazards on the property.

Priorities related to snow removal:

First Priority: Enable and maintain vehicle traffic on Landis Lakes Drive, the 500 block of Landis Lakes Court, Wolford Ridge Court and Inspiration Way to provide passage of emergency vehicles. The two courts and Inspiration Way were specifically targeted because of their steep inclines, which could make entering or exiting these areas difficult.

Second Priority: Enable and maintain vehicle traffic throughout the association and as soon as possible after the cessation of snow fall.

Snow Removal Service Levels:

General Icy Conditions or Snowfalls of Less Than 4 inches...

Temperatures permitting, minimal spot

treatment of ice control materials to streets (potassium chloride on concrete and salt on asphalt). Single emergency lane clearing at approximately every 2" of snowfall. Snow removal from streets within 12 hours after snow cessation.

Snowfall of between 4 and 6 inches...

Maintain, at a minimum, a single lane of traffic on Landis Lakes Drive, the 500 block of Landis Lakes Court, Wolford Ridge Court and Inspiration Way with the application of ice control materials (temperature permitting) as required during the storm at approximately every 2" of snowfall. Snow removal from streets within 12 Hours after snow cessation.

Snowfalls of Greater than 6 inches...

Maintain, at a minimum, a single lane of traffic on streets with application of ice control materials (temperature permitting) as required during the storm at approximately every 2" of snowfall. Snow removal from streets within 24 hours after snow cessation.

It goes without saying the goal of Paragon and the LLCA Board is that you will have as little disruption from snow events as possible. We are going to monitor the effectiveness of this plan closely and will change if necessary. We plan on tight communication between the contractor, Paragon and the board, and then also to our residents. The best way for Paragon or the board to provide timely feedback is via email, so it is critical that you provide Paragon with your preferred email address used specifically for email blasts (but not for sales opportunities or other frivolous communications). Contact our property manager, **Jennifer Stewart**, at **jennifer@paragonky.com**. Or call her at **502-451-0485** with your contact info or with any questions regarding the snow policy.

LLCA ANNUAL MEETING

The Annual Meeting for our community will be held on **Monday, January 25, at 7:00 p.m. at the Landis Lakes Clubhouse**. **The purpose of the meeting is to elect the Board of Directors for the upcoming year, and to backfill open positions for those stepping down from the board. Please consider serving in this important role for maintaining the integrity of our community. If interested, contact Paragon to be placed on the ballot.**

We will also open to the floor a vote for amending Section 2.5 (d) of the Declarations of Covenants, Conditions and Restrictions. This section now reads as follows:

*(d) **Basketball Courts.** No basketball goal shall be erected on, or attached to any structure located on, any Lot unless the location of such goal (i) is not visible from any road or (ii) has been approved in writing by Declarant. Basketball court lighting shall be subject to the same standards as tennis court lighting as in © above.*

We are proposing to change the language as follows:

*(d) **Athletic Equipment.** Basketball goals or other sports equipment shall be located behind the front line of the house facing the street. Basketball court lighting shall be subject to the same standards as tennis court lighting as in © above.*

Many families have basketball goals and the residents of our community don't seem to have a problem with this. We just want our community documents to be accurate so that they can be enforced, but also reflect the desires of the community at large. **Please plan to attend!**



Many enjoyed a fun time of community, fellowship and meeting their neighbors at the 2015 Landis Lakes Christmas Open House!

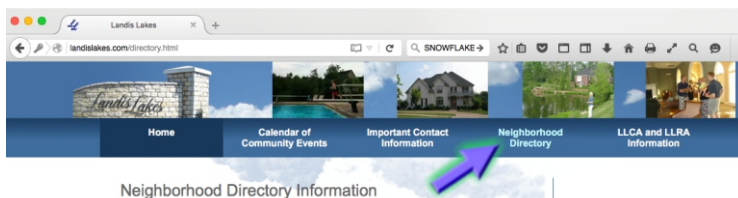
IMPORTANT COMMUNITY WEBSITE

INFORMATION

In order to improve service levels for our community, Paragon Management Group has set up a brand new website for the Landis Lakes Community Association. This new website will allow all owners to do the following:

- Safely pay your annual fee online via eCheck or credit card
- Access your account transaction history in real-time
- Receive e-blasts with community information or emergency situation updates
- Access community records, governing documents and minutes from meetings
- Access a community directory of participating residents' phone, address and other contact info

For more information on how to register, go the LandisLakes.com website, click on the "Neighborhood Directory" menu option at the top, and there is a link to an illustrated document that will take you through the registration process.



If you have any trouble logging in, please call Paragon's customer service department at 502-451-0485 or email them at info@paragonky.com.

May Christmas and other seasonal holidays during this time of year be a source of happiness, joy and a reminder of what is truly important. Stay safe, have fun and enjoy this special time of year!

Your 2015 board: Aaron, Angie, Cynthia, Mark and Nancy

