



The Warfields II HOA
P.O. Box 314
Glenelg, MD 21737

October 17, 2018

Dear Warfields II HOA Shared Driveway Homeowner,

The HOA has received several inquiries regarding snow removal and maintenance responsibilities for the four shared driveways located throughout the HOA. The driveways in question are identified as "use-in-common" driveways on the master plats for the community, and serve the homes listed in the table below:

Driveway Location	Lot Numbers	House Numbers
Howard Road	Warfield Brothers 2 and 3 K&D Stables 1-4	14361, 14367 14337, 14341, 14349, 14353
Michele Drive	58-59	14952, 14956
Michele Drive	60-62	14943, 14947, 14951
Triadelphia Road	1-5	14380, 14384, 14388, 14392, 14396

This letter is being sent to the aforementioned homeowners to clarify snow removal and maintenance responsibilities.

Snow Removal

Snow removal responsibilities are outlined in the "Declarations of Covenants, Conditions and Restrictions of the Warfields II Homeowners Association, Inc" (hereinafter referred to as the "Declaration of Covenants"). Per Article VI, Section 2 of the Declarations of Covenants, the HOA is responsible for providing snow removal for the use-in-common driveways (as identified above).

Note that the HOA contractor will only plow the shared portion of the driveways. Each individual homeowner must still clear their own private driveway, which extends from the common driveway to the garage of their home. It is also worth noting that, per the Declaration of Covenants, the amount of snow accumulation that requires snow removal on the shared driveways is at the sole and absolute discretion of the HOA, and the HOA may levy a snow removal assessment for any year when the costs of snow removal exceeds the budgeted amount.

Driveway Maintenance

Maintenance responsibilities for the use-in-common driveways are described in the various "Declaration of Maintenance Obligations for Use in Common Driveway Access Area" (hereinafter referred to as "Driveway Declaration") documents that have been filed in the land records of Howard County. The specific Driveway Declaration document that applies to your driveway is included with this letter.

The Driveway Declaration puts the responsibility for driveway maintenance and repairs solely on the group of homes that are served by each shared driveway (listed above), and not on the HOA. Per enumeration 4:

The owners of [the lots indicated in the table above] shall be jointly responsible for maintaining the Private Use in Common Easement as shown on the Subdivision Plat in good condition for all weather use so as to provide safe access for emergency vehicles. The lot owners shall agree to the repairs or maintenance. This maintenance and repair obligation shall constitute a covenant to run with the land, and shall be binding on all

parties and all persons claiming under them, and for the benefit of and limitations on all future lot owners, this Declaration of Maintenance Obligations being designed for the purpose of maintaining good access for the identified lots in the subdivision. Any damage caused by a lot owner or their family, agent, employee or guest shall be the lot owner' s responsibility.

The Driveway Declaration indicates that any disputes shall be resolved by arbitration.

Summary

The collective homeowners served by each of the shared driveways in the HOA must coordinate driveway maintenance and repair efforts, as they are solely responsible for these tasks. It is important to note that the shared driveways must be properly maintained by the homeowners in order to adhere to HOA covenants, provide safe access for emergency vehicles, and enable the HOA contractor to perform its snow removal duties.

The Declaration of Covenants and Driveway Declaration documents can all be found in the "Documents" section of the HOA website (<http://www.warfields2hoa.com>). We hope this clarifies snow removal and maintenance responsibilities, but please do not hesitate to contact the Board if you have any questions.

Sincerely,
The Warfields II HOA Board of Directors

email: board@warfields2hoa.com
website: www.warfields2hoa.com