

SUNDANCE MT. SOUTH ASSOCIATION PRIVATE DRIVEWAY AND CULVERT DRAINAGE POLICY

SMSA maintains approximately 3.5 miles of Association roads. Proper drainage from private driveways is essential to protecting these roads from erosion, washouts, potholes, and the loss of gravel. Improper driveway drainage can create hazardous driving conditions and increase the Association's road maintenance costs, reducing funds available for other road improvements and potentially resulting in higher assessments for all owners.

Each property owner is responsible for maintaining his or her driveway, culverts, ditches, and other drainage improvements so that stormwater does not discharge onto or damage Association roads. For purposes of this policy, "driveway culverts" are the culverts located beneath private driveway entrances that carry roadside drainage parallel to the Association road.

Preventive Action: The Board may require an owner to correct a drainage condition that, in the Board's reasonable judgment, is likely to result in damage to Association roads, even if significant damage has not yet occurred.

We recommend that owners do at least an annual spring inspection of their driveways and culverts. A checklist of annual maintenance practices is available on the website at <https://www.sundancemtsouth.org/documents/DrivewayMaintenanceChecklist.pdf>. It is not intended to be an exhaustive list, but simple recommendations from our road maintenance contractors.

Inspection and Notice: The Board or its designated representative may inspect driveways and drainage conditions during the annual spring road inspection or when road damage or drainage concerns are observed.

If it is determined that runoff from a private driveway is causing, or is likely to cause, damage to an Association road, except in emergencies, the owners will normally be notified in writing and requested to correct the condition within thirty (30) days, or sooner if weather conditions or the severity of the problem require more immediate action.

Corrective Actions: If the owner corrects the drainage problem within the time specified, the Association will repair any minimal damage to the Association road caused by the runoff, subject to its normal work schedule.

If the owner fails to correct the drainage problem within the specified time, or if emergency conditions require immediate action to protect the Association's roads or ensure safe access, the Association may repair the affected road and assess the owner for the reasonable costs incurred attributable to runoff from the owner's property.

Nothing in this policy limits the Board's authority to take immediate action when necessary to protect Association property or the safety of residents.

Owner Responsibility: Owners remain responsible for maintaining their driveways and drainage systems whether the SMSA provides notice of a problem. Courtesy notices are intended as a convenience and do not relieve an owner of responsibility for complying with this policy or liability for damage caused by runoff from the owner's property.

Contractors: Owners may use any qualified contractor. Many owners choose to use the Association's current road contractor because equipment is often already on the mountain during the annual road maintenance season, which may reduce mobilization costs. SMSA's road contractors are listed on the SMSA website at <https://www.sundancemtsouth.org/roads.html>. Owners are responsible for making all arrangements directly with the contractor.

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