

Glastonbury Landowners Association

Road Policy-Draft

Roads Served

GLA Covenant Section 8.01c states, "The Association intends to maintain a private road system within the platted road easements". The roads covered by this Road Policy are the platted roads easements as shown on the Certificate of Survey for North Glastonbury, COS No. 6'15-A, recorded December 16, 1982 and for South Glastonbury, COS No. 6'16-A recorded December 16, 1982.

Road Categories

"The Association may designate and define different qualities or levels of road construction and maintenance," states Covenant 8.01c. All Glastonbury platted roads will be classified as either *Arterial* or *Collector* Roads. An arterial road begins where it serves 25 or more dwellings.

In North Glastonbury, Arterial Roads are Capricorn Drive to Venus Way, and Gemini Road to Orion Way, as of May 2017.

In South Glastonbury, Arterial Roads are Arcturus Drive to Sunshine Lane, and Hercules Road to Scorpio and Polaris Way, as of May 2017.

All other GLA platted roads in Glastonbury are Collector Roads.

Road Funding

GLA Covenant 11.05 states, "Maintenance and repair of roads and snowplowing shall be the first priority for use of annual assessment funds." Therefore, the Association must put the majority of all collected assessments towards platted road maintenance, repair and snowplowing. Funding may also come from donations, road impact fees, special assessments and other sources.

Use of Funds

"The Association is and shall be a fiduciary in the allocation, application and use of assessment funds," states GLA Covenant 11.05. All money spent by the GLA Road Committee must be scrupulously spent and accounted for. Directors are expected to always act in the best interests of landowners. Transactions shall be transparent and detailed written reports shall be provided to all landowners on a monthly and yearly basis.

Road Standards

A licensed professional engineer shall inspect the Glastonbury platted road network in 2017 and every 5 years thereafter. A professional report on existing road conditions, upgrades and repairs that fit the Association's budget and road standards that we can aspire to or meet shall be produced, and made available to all landowners. The report shall be used as a guide for future maintenance and repairs in accordance with the Road Maintenance Priorities listed below.

Road Maintenance Priorities

- 1) Snowplowing to all parcels and sanding where needed is the first priority for use of road funds.
- 2) The second priority is to create and maintain roadside ditches and culverts, repair damaged roads that impair safe travel, remove protruding rocks, and fill gravel and paved road potholes.

- 3) The third use of funds is to grade out washboards and add fresh Road Mix. At least twenty-five (25%) of the annual gravel and grading budget shall be used for Collector Roads that have either no Road Mix, or less than 3 inches.
- 4) Landowner safety and access to all parcels guides the first three priorities. Remaining funds shall be used for bringing Arterial Roads up to the standards recommended in the 5-year engineer's report.

"The Association is not obligated to provide maintenance or snowplowing in excess of the amount that has been paid by Landowners through the annual assessment," states GLA Covenant 8.01h.

June 1, 2017

5th Revision