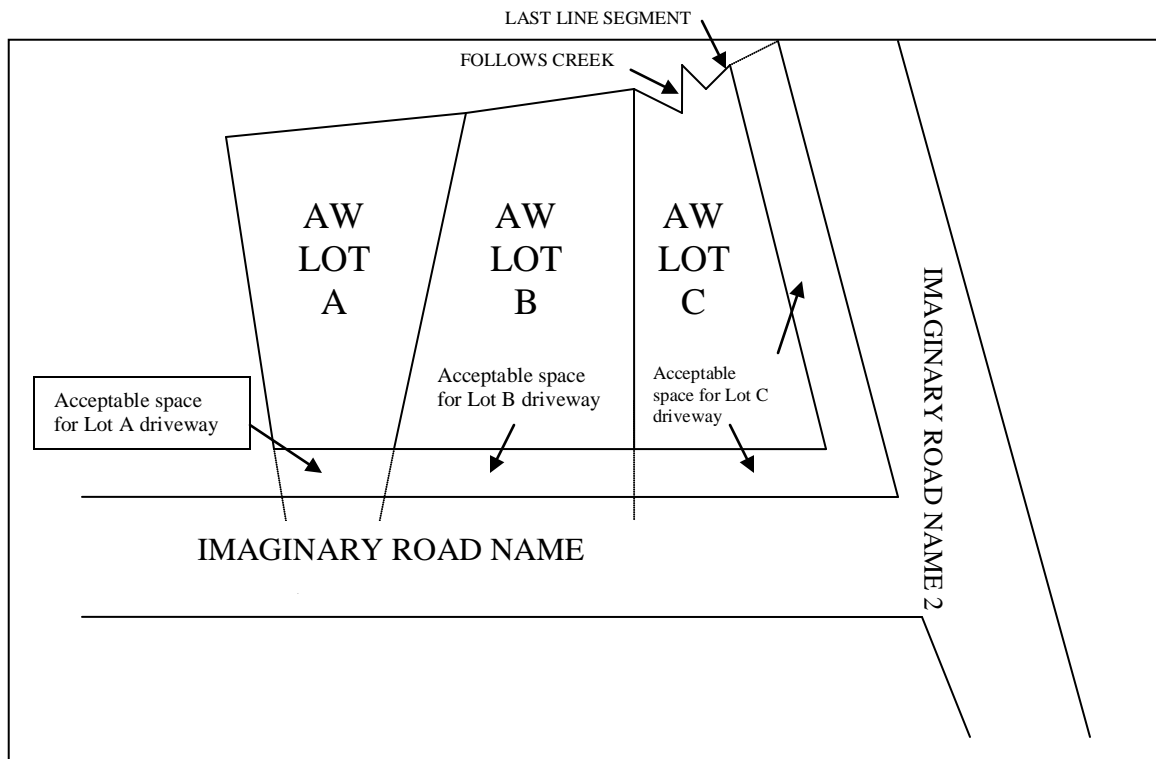


ASHTON WOODS PROPERTY OWNERS ASSOCIATION
Driveway Entrance to POA Road Standards

The Ashton Woods Property Owners Association (AWPOA) owns all roadways and property within 30' or greater of the centerline of the roads, as recorded on individual owner deeds and plats. It is the desire of the AWPOA Board of Directors (BOD) to protect the AWPOA roads from inadvertent damage and/or drain challenges, and to protect general owner rights to full use of their property.

The following guidelines should be followed by owners placing a driveway across AWPOA property to join the AWPOA roads:

1. **PLACEMENT:** Owners have full latitude to place a driveway to the AWPOA roads, within the imaginary lines that follow the last line segments of their lot boundary line, as that line segment connects to the AWPOA property boundary line – see example. ANY deviations beyond this accepted practice **MUST** be approved or denied by the AWPOA BOD, after a recommendation by the AWPOA Roads Committee.



2. DESIGN: Owners must connect their driveway to AWPOA roads, in such a way that:
- a. There is no damage or impact to AWPOA roads
 - b. Allows water to drain off of the driveway, AWAY from the AWPOA roads.
 - c. Ensures existing or resultant water drainage flows freely under the driveway entrance in the culvert next to the AWPOA road, with a culvert pipe sufficient to handle the water volume (usually a 10” or bigger steel or corrugated plastic pipe). Driveways that enter the AWPOA at a crest where water is already flowing in opposite directions away from the driveway are not required to have a pipe – if you have any questions contact atlarge@awpoa.com .

(*NOTE: The State of West Virginia Department of Highways (DOH) has “driveway standards” that owners may refer to for further guidance. The AWPOA BOD recognizes that some of the DOH “standards” may be difficult to adhere to in many cases in Ashton Woods terrain.)

Additionally, owners must understand that snow plow operators are plowing AWPOA roads, which will usually pile snow across their driveway entrances, and by the nature of plowing, may remove some layers of rock or shale where the driveway meets the AWPOA road. Owners will be responsible to maintain and repair their driveway entrances, should any damage result from normal, AWPOA approved, plowing or road maintenance work. The AWPOA and approved contractors will in no way be responsible for individual owner costs incurred as a result of normal snow plowing or road maintenance activities that are conducted to standards approved by the AWPOA BOD or Roads Committee.