

Jug Mountain Ranch (JMR) Public Water System

Rules and Regulations August 2016

1. Purpose of Water System Policies and Procedures.

- 1.1) To establish a set of rules to administer and operate a public water system that will insure adequate water supply that meets all public health and safety standards.
- 1.2) To establish control measures to enforce termination of service for non-compliance of these policies and procedures.
- 1.3) To document the authority of the Board of Directors of JMR to limit the amount of water use on a per home basis to assure a sustainable long- term source of supply.

2. Definition of Water User Types

- 2.1) Approved water system users are those homeowners with water service line connections to their private property.
- 2.2) Non-approved water users are those water users that do not own property within the subdivision with existing service line connections to the water system.
- 2.3) If someone other than the property owner (i.e., a renter or tenant) is the beneficiary of the water use, the owner of property shall notify the tenant of these policies and procedures prior to occupancy. The renter or tenant shall then be considered a water user and be subject to all policies and procedures regarding the water system.

3. Billing

- 3.1) The base water user fee is due annually as a Utility Assessment which is assessed by the Jug Mountain Ranch Association. Any purchaser of a lot from Jug Mountain Ranch LLC will pay the flat monthly charge of \$30 per month, in advance for the remainder of the year, at the closing of the purchase of the lot, prorated as of the date of closing. The cost shall be a flat rate for each service connection for usage up to 10,000 gallons per month. Usage in excess of 10,000 gallons per month shall accrue additional fees as follows: \$1.00 per additional 1,000 gallons of water used for the next 20,000 gallons (i.e. between 10,001 gallons and 30,000 gallons is assessed at \$1.00 per 1,000 gallons); and, \$2.00 per additional 1,000 gallons of water used over 30,000 gallons. The purpose of this graduated rate system is to encourage water conservation. All of the above-stated rates may be modified in the future by the Board, to adjust for the cost of operation, maintenance, repair and replacement of the system, as well as to adjust for additional lots which may be platted as part of Jug Mountain Ranch and which share in the cost of the water system, and to further encourage water conservation. Meters may be read monthly during the irrigation season to discourage excessive water use.
- 3.2) Lot owners desiring to connect to the water system will be required to pay for

completion of facilities from the lot line to the dwelling. Additionally, at the time when application for Design Review is made, an initial utility service fee in the amount of \$1,000 shall be paid by the owner to the Association. After payment of the utility service fee, the Association will install a water meter. The utility service fee may be modified from time to time, by and at the sole discretion of the Jug Mountain Ranch Association. Additionally, because the water system pressure will be increased to approximately 80-100 psi depending on lot location, with the installation of a water storage tank that will be completed by December 31, 2008, **all homeowners are required to install individual pressure reducing valves as part of their plumbing systems to reduce pressure to less than 80 psi.**

3.3) These flat and metered fees for the water system, as well as the initial utility service fee, will be assessed as a Utility Assessment by the Jug Mountain Ranch Association.

4. **Responsibility for Leaks and Repairs**

4.1) JMR shall be responsible for all maintenance including leaks and repairs of the water system up to and including the meter box on the homeowners front property line.

4.2) All water users shall be responsible for their individual service lines from meter box on the front property line to the connection of their household plumbing.

4.3) In the event of system depressurization, it is the responsibility of JMR to provide immediate public notification, disinfect the system, obtain clean

bacteria sample results and re-notify the public when the water is safe to drink.

5. **Complaint Procedures**

5.1) If at any time a water user has a complaint concerning termination of service, policies and practices, or any other matter regarding JMR water service, the water user must contact the Jug Mountain Ranch Association in person or in writing. The complaint will be investigated by the system operator, and if possible resolved promptly. The water user will be notified in writing of the result of the complaint and every effort will be made to resolve the complaint.

6. **Termination of Water Service**

6.1) With proper water user notification pursuant to Section 8, JMR may deny or terminate water service for any one of the following reasons:

- i) Denying or willfully preventing access to water facilities.
- ii) Repeatedly exceeding the per water user consumption limit as provided at Section 10.
- iii) Repeated violations of the policies and procedures of the association concerning water use.
- iv) Failure to comply with JMR's cross connection control program pursuant to Section 7.
- v) Failure to repair leaks for which water user is responsible in a timely manner.
- vi) To prevent a violation of local, state or federal health codes.
- vii) Failure of payment.

7. **Cross Connection Control Program**

7.1) JMR adopted the **AWWA-Pacific Northwest Section, Cross Connection Control Manual, Sixth Edition, December 1995** as the guideline for

establishing a Cross Connection Control Program for the water system.

8. Notification

- 8.1) Written notification of termination from JMR must be mailed, by USPS certified mail, federal express, or similar method, at least 7 days before the proposed termination date.
- 8.2) At least 24 hours before the service is terminated, another attempt shall be made to contact the water user of record in person or by telephone, whether or not JMR has been successful in making contact.
- 8.3) The first notice of termination shall include the procedure and requirements the water user must follow to prevent termination of service and for restoring service.

9. Responsibility for Water Supply

- 9.1) JMR shall not be liable for a water system deficiency or failure of the supply of water whether by the shutting off the water to make repairs or connections or for any cause beyond its reasonable control.
- 9.2) JMR shall not be responsible for damage such as the breaking of any pipe, valve water heater, internal plumbing fixture or any other personal property damage resulting from operating the system or any other cause beyond its reasonable control.

10. Water Use Limits

- 10.1) JMR board of directors can change the per home water consumption limits at any time to assure a reliable water supply to all homeowners.
- 10.2) Any change to the water use limits must be conveyed through a written notification and must be mailed to all homeowners.

- 10.3) Unless otherwise notified by JMR board of directors, all water service connections are limited to a total usage of 3,000 gallons per day per home, measured on a monthly basis.
- 10.4) To assure adequate power of enforcement to the system operator, no trading of water between homeowners will be allowed.
- 10.5) Water users who exceed the water consumption limits as determined by the system operator will be given notice by JMR to reduce water usage.
- 10.6) Routine noncompliance of sections 10.3-10.5 are grounds for disconnection in accordance with JMR water system policies and procedures. Routine noncompliance is defined by noncompliance of the mentioned sections after the second written notice of termination has been delivered.

11. Changes to Policies and Procedures

- 11.1) The Jug Mountain Ranch Association Board of Directors may modify these Rules and Regulations from time to time in accordance with the General Declaration for Jug Mountain Ranch, and the Bylaws for the Jug Mountain Ranch Association. In such instance, modifications shall be mailed to all homeowners. A current copy of these Rules and Regulations shall always be available at the Jug Mountain Ranch Association Office.