

## **RESOLUTION 07.005 OF THE KINGS ROW HOMEOWNERS ASSOCIATION**

REGARDING: Potable Water Restrictions

SUBJECT: Use of Potable Water for Outside Purposes

PURPOSE: Adoption of a procedure regarding the use of potable water for outside purposes when irrigation water is OFF or when the level of potable water in the subdivisions water tank is LOW.

AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado law.

EFFECTIVE DATE: 7 May, 2007

RESOLUTION: The Association hereby adopts the following Policy and Procedures:

### 1. General.

The Kings Row HOA has the responsibility to regulate, manage, and maintain the supply of domestic water in Kings Row subdivision as per Covenant 15. The Kings Row Home Owners Association pays the Basalt Water Conservancy District for water and buys electricity from the Holy Cross Energy Company to power the well pumps. The payments for the use of potable water could be significantly reduced through conservation measures. It is also desirable to maintain an adequate level of water in the tank for fire protection as well as for reserves in case of failure of wells or pumps.

### 2. General Policy.

The conservation of potable water and electricity is in the best interest of the residents of Kings Row Subdivision. It is therefore the general policy of the Kings Row Homeowners Association to encourage conservation of potable water and minimize electrical usage associated with operating the well water pumps.

### 3. When Irrigation Water is Available.

Covenant 39, Irrigation Rights, indicates that when the irrigation system is ON (available), the lot owner must use it, instead of the potable water supply, for any and all outside watering of lawns, landscape, trees, or gardens.

### 4. Notification of Irrigation Water Availability

Signs will be posted at the intersections of Kings Row and Missouri Heights Road indicating whether irrigation water is ON (available) or OFF (not available) for the subdivision. Signs indicating the availability of irrigation water will normally be in place during the summer months only

### 5. Notification of Restrictions on Potable Water

Signs notifying residents of potable water restrictions will be posted at the intersections of Kings Row and Missouri Heights Road whenever the level of potable water is eighteen (18) feet or lower in the subdivision water tank.

### 6. Supplement to Law.

The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.

7. Deviations.

The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

8. Amendment.

This policy may be amended from time to time by the Board of Directors.

9. Now therefore be it resolved that:

A) When irrigation water is ON the "Irrigation Water Is On" sign will be in place and all outside uses of water must be by irrigation water only as per Covenant 39, Irrigation Rights.

B) When irrigation water is OFF and the level of potable water is above 18 feet in the subdivision water tank the "Irrigation Water Is Off - Use Rotation Schedule" sign will be in place. The Rotation Schedule is as follows: Lots with odd numbered street addresses may use potable water for outside purposes only on odd numbered calendar days for two hours per day. Conversely, lots with even numbered street addresses may use potable water for outside purposes only on even numbered calendar days for two hours per day.

C) When the level of potable water in the subdivision water tank is between 16 feet and 18 feet the "Water Alert - No Outside Watering" sign will be in place and residents MUST refrain from using potable water for outside purposes.

D) When the level of potable water in the subdivision water tank is below 16 feet the "Water Critical - No Outside Watering – Conserve Inside Use" sign will be in place and residents MUST make every effort to conserve potable water.

E) In the absence of signs at the intersections of Kings Row and Missouri Heights Road, residents MUST use the Rotation Schedule for outside watering when using potable water.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Kings Row Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on May 07, 2007 and in witness thereof, the undersigned has subscribed her name.

Kings Row Homeowners Association,

A Colorado non-profit corporation,

By: \_\_\_\_\_, President

Susan Cuseo