

Jug Mountain Ranch (JMR) Sewer System

Rules and Regulations July 2024

1. Purpose of Rules and Regulations.

- 1.1) To establish a set of rules to administer and operate the Jug Mountain Ranch sewage collection system and wastewater treatment facilities.
- 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 the Jug Mountain Ranch Association to assure a sustainable long-term system.

2. Definition of Sewer System User Types

- 2.1) Approved system users are those homeowners or other approved users included in the PUD.
- 2.2) Lots in Jug Mountain Ranch Planned Unit Development Phase 3B (“Phase 3B”) are approved for septic systems, and do not have access to the sewer system. As such, owners of lots in Phase 3B do not pay monthly utility assessments related to the sewer system, and do not pay an initial sewer service connection fee related to sewer. Owners of lots in Phase 3B do pay such assessments related to the water system, as described in the JMR Public Water System Rules and Regulations..

- 2.2) Non-approved sewer system users are those users that do not own property within the subdivision.

3. Billing

- 3.1) The sewer user fee is due annually as a Utility Assessment which is assessed by the Jug Mountain Ranch Association. Any owner of a lot in Jug Mountain Ranch, other than Jug Mountain Ranch LLC and other than owners of lots in Phase 3B, shall pay the flat monthly sewer user charge of \$85 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. This monthly fee is for sewer service only – the water user fee is separate. This monthly rate 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 sewer system.
- 3.2) Lot owners desiring to connect to the sewer 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 sewer service fee in the amount of \$9,000 shall be paid by the owner to the Association. Note that the sewer service fee is not paid by owners of lots in Phase 3B. The amount of the sewer service fee may be modified

from time to time, by and at the sole discretion of the Jug Mountain Ranch Association.

- 3.3) The fees for the sewer system, as well as the initial sewer service fee, will be assessed as a Utility Assessment by the Jug Mountain Ranch Association.

4. Responsibility for Repairs

- 4.1) Jug Mountain Ranch Association shall be responsible for all maintenance of the sewer mainlines and treatment facility for the sewer system. Jug Mountain Ranch LLC shall have no responsibility for such maintenance.
- 4.2) All sewer system users shall be responsible for their individual service lines from the 8" main line to the connection of their household plumbing.

5. Complaint Procedures

- 5.1) If at any time a user has a complaint concerning termination of service, policies and practices, or any other matter regarding JMR sewer service, the 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 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 Service

- 6.1) With proper user notification pursuant to Section 7, Jug Mountain Ranch Association may deny or terminate sewer service, by shutting off the water, for any one of the following reasons:

- i) Denying or willfully preventing access to facilities.
- ii) Repeated violations of the policies and procedures concerning sewer use.
- iii) Failure to repair leaks for which the user is responsible in a timely manner.
- iv) To prevent a violation of local, state or federal health codes.
- v) Failure of payment.

7. Notification

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

8. Responsibility for Wastewater Treatment Facility

- 8.1) Jug Mountain Ranch Association shall not be liable for a sewer system deficiency for any cause beyond its reasonable control.
- 8.2) Jug Mountain Ranch Association shall not be responsible for property damage resulting from operating the system or any other cause beyond its reasonable control.

9. Changes to Policies and Procedures

- 9.1) 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.