

## MOUNTAIN SHADOWS HOME OWNERS ASSOCIATION WATER POLICY

The Mountain Shadows Home Owners Association (MSHOA) Board of Directors (BOD) is responsible for management of the public water system (PWS), including setting water use policy and determining a fair and equitable rate or fee schedule for water consumption. The Water Policy shall be promulgated in writing and will have the full force and effect of the CC&Rs (Article 3.3c of the CC&Rs signed 8/31/15).

The MSHOA is responsible for the distribution of potable water from the wells to each water meter. The lot owner is responsible for the infrastructure of water distribution from the water meter onto the owner's property.

The Mountain Shadows PWS (ID 4080100) diversion limits applied to the water system design and in accordance with the current water right license (WRL 65-13800) is 274 gallons per day (GPD) per lot, at build-out. The MSHOA BOD determined the water allotment to be 300 gallons per day (GPD) per lot.

This policy is designed to encourage water conservation and to help identify leaks within the PWS. This policy has been updated due, in part, to the State of Idaho's declaration that Boise County is a severe drought area, and to guard against the potential for offsite users to over tax the water system.

This policy will go into effect upon the first meter reading of 2022 and shall remain in effect until cancelled or modified but the MSHOA BOD.

### **Water Overage Fee:**

For lot owners who own more than 1 lot, the GPD for each lot will be combined as one total within the calculation. Example if a lot owner owns 2 lots, the cumulative GPD allotment is 600 GPD.

The GPD is calculated by dividing the total water used during a meter reading period by the number of days in that period.

GPD usage over the allotted 300 GPD will be invoiced as follows:

1 to 50 gallons GPD overage: \$0.02 fee for each GPD over the 300 GPD allocation.

Usage greater than 51 GPD: \$0.05 fee for each GPD over the 300 GPD allocation.

The billing is calculated as follows: Overage GPD x Fee x Days in Billing Period.

All lot owners or off-site users that exceed their allotted GPD will receive an invoice. Once invoiced, any water user may dispute or explain any circumstances that may have caused or contributed to the overage and request the MSHOA Board to review the charges. The MSHOA Board will review the information and make a determination for the request on a case-by-case basis. The initial contact with the Board should be via the 'Contact Us' tab on the Mountain Shadows website:

<http://mtnshadowshoa.org/contact-us/>