

PINE 43 WATER ASSOCIATION

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IRRIGATION REPAIR POLICY

This policy is set in place by the Pine 43 Water Association Developers and Board of Directors, effective March 20, 2024.

Assignment of Responsibilities

1. The Pine 43 Water Association will repair any main line PVC pipe, the pump station, and irrigation structures at the retention pond.
2. The Pine 43 Homeowners Association will repair any lateral lines and sprinkler systems that service the residential community common areas.
3. All other repairs are the individual property owners responsibility, including from the distribution point at the main line connection for stub valves, from the saddle off the main line up to and including the valve itself.

Repair Coordination

For any properties in need of immediate repair, notify management to coordinate the isolation/shut down. For after-hours flooding emergencies contact information is on the association webpage at www.dev-services.com.

1. **Isolation Not Available.** If unable to isolate the property from the main system to avoid system wide down time and to lessen the impact of the repair for other users, the Pine 43 Water Association may take action to make any necessary repair. The cost for repairs to any private system will be at that property owners cost, and the WA will invoice the owner for appropriate reimbursement of all accrued costs.
2. **Isolation Available.** If isolation of the immediate area is possible, repair coordination is expected to occur by the property owner within a reasonable timeframe to avoid excessive down time for others within the isolation area. Any repairs which are not coordinated in an isolated area within **forty-eight (48) hours** of the initial isolation, may be completed by the Pine 43 Water Association and billed back to the property owner for appropriate reimbursement of all accrued costs.

Winterization Reminder

All property owners are responsible to winterize their individual sprinkler systems and valves. Private systems should be isolated from the main line prior to blowouts/winterizations. If a valve is left open to the main line, freezing damage can occur not only to the private system, but also to the main line, which can be very costly. Any damage due to negligence by system users will be the sole cost of the property owner. It is important that you engage a professional company that is licensed and insured when you winterize your system annually, if you are not qualified to do so yourself.