

**RESOLUTION OF THE CHATEAU CHAPARRAL OWNERS ASSOCIATION REGARDING
RESPONSIBILITY FOR MAINTENANCE OF WATER & SEWER SERVICE AS ADOPTED
June 22, 2019; December 5, 2024; AS AMENDED January 16, 2025;
AS AMENDED March 13, 2025**

Pursuant to Article XVIII of the Declaration, each Owner is responsible for all fixtures and equipment installed within the campsite, which includes winter water waterlines. The property owner is responsible for the sewer service line leading to the main, including the 90-degree fitting that connects to the main line, while CCOA is responsible for maintaining the sewer main.

The Association is responsible for the general maintenance of the water lines from the general common element main line to the point where the utility line connects to the individual yard hydrants. The Association is not responsible for taking any measures to prevent the freezing of pipes serving individual units. The Association will not be responsible for any direct or incidental damages, including, but not limited to hotel, relocation or storage fees, in the event the Owner chooses other accommodations or is unable to stay in the unit due to frozen pipes.

Pursuant to Article XVII of the Declaration, any damage to the lot living unit caused by the negligence of an owner, such as failure to shutoff the winter water valve, disconnect yard hoses from water hydrants, is the responsibility of the negligent unit owner.

In Addition to Article XVII of the Declaration, any use of a water hydrant on individual owner's lots and common area are allowed from April 15 - October 15. CCOA has added zip ties to the hydrant to assist with compliance during the off season dates of October 16 - April 14 **or earlier if a hard freeze occurs. In the event of a hard freeze, owners will receive 48 hours' notice of the new shut-off date. Please note that no exceptions will be made. Using the hydrant during a freeze risks damaging the entire water system, which could lead to costly repairs for ALL owners.** The fee of \$350.00 will apply if any hydrant is turned on during these dates. If the hydrant is not used, the zip tie assists in monitoring hydrant usage. **If an owner uses their hydrant by breaking the zip tie more than three (3) times when not allowed; we will assess the fee each time, then hard lock the hydrant to prevent winter usage. CCOA is responsible for one hydrant per lot.**

Each lot owner's water hydrant (one hydrant per lot), will have an ASSE 1011 Vacuum Breaker installed by Chateau Chaparral Owners Association. The vacuum breakers will be kept on all year. These 3/4" backflow preventers are built to ASSE 1011 standards and approved by UPC. The Colorado Department of Public Health & Environment (CDPHE) Regulation 11.39 Backflow Prevention and Cross-connection Control Guidance document is located on CCOA website for owners reference (adopted version April 12,2017).

It is the responsibility of the CCOA water technician, maintenance technician, and manager to ensure the **vacuum breakers are released after October 15 of each year**. At no time is anyone other than CCOA staff allowed to release, remove or replace the vacuum breakers. The owner fee of \$350.00 will be assessed immediately for tampering with or removing of any vacuum breaker that has been installed on lots 1-307 and on common property hydrants. It is the owner's responsibility to communicate any leak issues or malfunction issues that are occurring to the office. It is CCOA's responsibility to fix or replace the vacuum breaker. When winter water is installed on a lot, CCOA will offer to remove the hydrant.

Annual assessment will occur to verify the functionality of the breakers before October 15 of each year. The standard lifespan of the ASSE 1011 breaker is 5-10 years. The board of managers, manager, and water operator will decide if any breakers need replacements. We will reassess obtaining new replacement breakers based on the lifespan of the product. All vacuum breakers are brand new as of December 1, 2023. CCOA will release vacuum breakers before October 15th **or earlier if a hard freeze occurs** and perform an assessment of functionality at that time. We will reassess replacement of vacuum breakers in 2025 but, not limited to replacements until the 5th year of 2028.

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

Amendment - This Policy may be amended from time to time by the Board of Directors.

PRESIDENT'S OR VICE PRESIDENT'S CERTIFICATION: The undersigned, being the President, or in his/her absence, the Vice President of the Chateau Chaparral Owners Association, a Colorado non-profit corporation, certifies that the foregoing Resolution was adopted by the Board of Managers of the Association, at a duly called and held meeting of the Board of Managers on **December 5, 2024**, and in witness thereof, the undersigned has subscribed his/her name.

CHATEAU CHAPARRAL OWNERS ASSOCIATION,
A Colorado non-profit corporation

By:

Its President or Vice President