

**Appendix A to the Rosewood Hills Property and Homeowners Association, Inc. Water System Policies and Procedures - Rosewood Hills Water Rates Revised January 1, 2024**

This appendix describes the water rates and services provided by Rosewood Hills Property and Homeowners Association, Inc. and/or its duly authorized representative, commencing on January 1, 2023, and thereafter, until changed or modified by the Board of Directors at any regular or special board meeting.

**WATER USE RATES AND PAYMENTS**

Commencing on January 1, 2024, water use will be charged at a flat rate of \$0.0250 per gallon, plus a monthly System Fee of \$50.00 for the first 5,999 gallons of water used. This is the same water use fee as before and the surplus water use fee is only for those that use more than 5,999 gallons.

For Water used for 6,000 gallons to 7,999 gallons water use will be charged a \$50.00 system fee plus \$.025 per gallon plus a \$50.00 surplus water use fee.

For Water used for 8,000 gallons to 10,000 gallons water use will be charged a \$50.00 system fee plus \$.025 per gallon used plus a \$100.00 surplus water use fee.

For Water used over 10,000 gallons water use will be charged a \$50.00 system fee plus \$.025 per gallon used plus a \$200.00 surplus water use fee.

Payments are to be made monthly, based on a monthly meter reading.

Meter readings will be conducted by a Board of Directors representative on or about the first calendar day of each month; normally about the first weekend of each month.

Monthly statements will be mailed or emailed (if selected by the recipient) by the tenth business day of each month, and payments will be due no later than the first business day of the following month (“due date”).

If payment is not received by the due date, the actions provided below may be instituted by the Board of Directors.

Any payment not received in full within seven (7) days of the due date may require the inclusion of an additional administrative fee of \$25.00.

**NONPAYMENT ACTIONS BY THE BOARD OF DIRECTORS:** Water users account is considered delinquent after 30 days past due. If an Owner shall not have paid their delinquent balance (including all charges) within sixty (60) days after the delinquency, the Association will send a certified letter to the Owner that requests payment within 30 days of the date of the letter and, if the Owner occupies the unit or the unit has been acquired other than as a result of (A) a default of a security interest encumbering the unit or (B) foreclosure of the association's lien, that offers the Owner a payment plan to pay off the deficiency in equal installments over a period of at least six months provided the Owner timely remits payment of the agreed-upon installments and remain current with regular assessments as they come due during the six-month period. If payment in full, including the administrative fee, is not received within ninety (90) days of the due date, water service may be terminated, at the Board's discretion, five (5) days after written notice by certified mail to the property owner and renter, if any, to the property owner's addresses on the record of the Association and renters subdivision address (mailing of written notice by certified mail shall be deemed sufficient service of notice). If the dwelling does not have an outside cut-off valve (curb stop valve, as required by the RHPHA Water System Policies and Procedures) the Board, in its discretion, may install an outside cut-off valve at the property owner's expense (unless the property owner or renter, prior thereto, has given the Board or its

representative reasonable interior access to secure the interior valve). Recurring delinquent accounts may have water service terminated, at the Board's discretion, five (5) days after written notice by certified mail to the property owner and renter, if any, to the property owner's addresses on the record of the Association and renters subdivision address (mailing of written notice by certified mail shall be deemed sufficient service of notice). Prior to any reinstatement of water service, the property owner shall pay to the Board, by certified or cashiers check, all past due fees and an additional administrative fee of \$1000.00.

**TAMPERING WITH VALVES AND METERS** Tampering with cut-off valves or meters may result in water service being disconnected by the Board of Directors.

**BROKEN WATER METERS** Properties with nonfunctional water meters will be notified in writing that a repair is required by the due date. Property owners shall notify the Board when repairs have been completed. If the meter must be replaced it shall be in accordance with the RHPHA water policy. The Board will conduct an initial meter reading and note the effective date. Water rates for homes with nonfunctional meters will be billed at the rate of \$50.00 per occupant for the first month. If the meter is not repaired by the end of the next billing cycle, the rate will increase to \$100 per occupant. Subsequent bills will be at a rate double the previous month.

**ASSOCIATED WATER SERVICE FEES**

Checks returned for insufficient funds \$25.00

Association membership fee \$300.00

Connection (Tap) fee \$20,000.00

**MOVING NOTICE** Property owners and renters shall send the Board written notice of move out date not later than seven (7) days prior thereto so that a final meter reading can be made.

**Rosewood Hills Property and Homeowners Association, Inc. P.O. Box 5222, Woodland Park, Co. 80866 Signature page of 1/1/2024 revision of Appendix A to the Rosewood Hills Property and Homeowners Association, Inc. Water System Policies and Procedures - Rosewood Hills Water Rates**

The foregoing Appendix A to the Rosewood Hills Property and Homeowners Association, Inc. Water System Policies and Procedures - Rosewood Hills Water Rates was duly amended at a regular meeting of the Board of Directors of the Association held on the November 14, 2023. This document supersedes Appendix A to the Rosewood Hills Property and Homeowners Association, Inc. Water System Policies and Procedures - Rosewood Hills Water Rates dated December 12, 2017.

President: Michael Neubert

Secretary: James Hitt

***Originals signed by the RHPHA President and Secretary on 11/20/2023 and are maintained with the Association records.***