

Rules and Regulations

by

RIDGEWATER #1 IMPROVEMENT DISTRICT

for: Ridgewater Estates No. 1 <sup>ALL</sup> Lots Block 1-11, Ridgewater Estates #3 Lots 1-4  
County of Converse

I certify that the attached is a true and correct copy of the rules of the  
Ridgewater Improvement District, relating to the water system adopted in  
accordance with 16-3-102 W.S. These rules supersede all other rules previously filed.

Prior to adoption, a set of proposed rules were made available for public inspection  
on

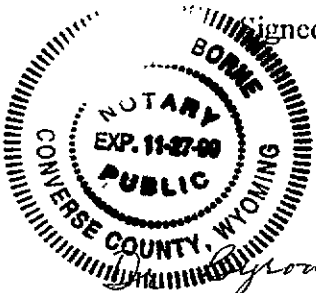
June 9, 19 95. Notices of intended adoption were made to  
all persons requesting notice of proposed rules, in the Douglas Budget, and at the June 9th MEETING.

Written comments and suggestions were accepted for a minimum of 10 days prior to final  
approval by the board.

The attached rules are effective immediately.

RECORDED August 21, 1997 AT 3:20P.  
IN BOOK 1111 OF MISC PAGE 35  
NO. 835403 LARRY E. SARE  
COUNTY CLERK

Signed this 7 day of September, 1995.



Dr. Byron Farquer  
Dr. Byron Farquer, Chairman of Board  
Ridgewater #1 Improvement District

Byron Farquer appeared before me on Aug 20th, 1997  
and I attest this is his signature. Notary Sare Osborne  
Expires 11-27-99

Complete copies of entire packet  
available for review thru the  
Ridgewater Improvement District  
Board of Directors -

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**5.1 New Service fee.**

New Service fees shall be due and payable by each Applicant, in advance, prior to the installation of a tap and/or meter pit. For each additional tap issued to the same consumer fees shall be charged as provided in Section 10.1. New Service fee shall be \$1000.00 (dollars) for each location to be served. New Service fee may be adjusted as deemed necessary by the Board.

**5.2 Transfer of Certificate of Service.**

Certificates are not transferable from one party to another except when the property served by a tap is transferred, and for use upon the same property. Taps may, from time to time be relinquished to the DISTRICT upon mutual agreement of the DISTRICT and the customer owning the tap.

**5.3 Speculation prohibited.**

It is contrary to the policy of the DISTRICT to permit the hoarding of taps by parties for future use or to permit speculation in taps; accordingly, no party shall be deemed to have a right to acquire or obtain or be granted taps in the future.

**5.4 Readiness for service.**

The income of the DISTRICT for the purpose of paying current bills and expenses and retired indebtedness will be derived primarily from the income from the service and sale of water; accordingly, after initial construction has been completed, no tap will be approved until the Applicant can demonstrate that it is ready to receive delivery and commence use of water upon the premises for which the tap is obtained.

**5.5 Easements and access.**

Before any Applicant shall be entitled to a tap, such Applicant shall grant the DISTRICT an easement or access to the water lines of the DISTRICT over and across any real property owned by the Applicant within the DISTRICT. Said easement's to be on terms and conditions established by the Board, including the right to access for inspection, maintenance, repair, replacement, addition, and alteration.

**5.6 Application.**

Application for service shall be made to the Board on a form provided by the DISTRICT.

5.7 Service permit.

Upon the approval of an application and the payment of the New Service fee, the Board shall issue a service permit authorizing the tap, meter pit, or related hook-up to be performed.

5.8 Service certificate.

When the connection has been made pursuant to a permit, the Board shall issue a Certificate showing approval of service.

5.9 Transfer of property.

In the event that the property served is sold or transferred, whether involuntarily or voluntarily, by sale or otherwise, the Certificate shall also be transferred in the same manner and in the same transaction. Such transfer shall be deemed to have occurred even though it may not be specifically mentioned in the transaction. A new application must be made and approved by the Board on any change in ownership, tenancy, or in service as described in the original application and the DISTRICT may discontinue service until such new application is made and approved.

Once New Service has been installed, a new service fee shall not be required before connection of water service, if the property serviced is within DISTRICT boundaries.

September 7, 1995

5.1a  
New Service - Certificate of service clarification.

New service- service(s) which the Ridgewater Improvement District has not previously provided.

Certificate of Service-  
All previously billed accounts on record as of August 31, 1995 shall be included in this blanket Certificate of Service. See attached sheet if necessary.

Exception to New Service fee requirement-

Any abode recently built or aquired, that has been currently billed, and is amongst the currently paid up accounts will be grandfathered into a "Paid Up" status This will incompass any property that has recently had service connected prior to the formal adoption of the Rules and Regulations. The Rules and Regulations were adopted June 19th, 1995 and officially enforced starting September 7th, 1995.

All properties having not received services prior to September 7th, 1995, shall be considered "New Service" as defined within the body of the Rules and Regulations.

Enforced- All Rules and Regulations will be enforced by the Board of Directors starting immediately.

*Byron S. Farquar* *Byron S. Farquar*

Byron S. Farquar, DVM  
Chairman, Board of Directors, Ridgewater Improvement District

*Byron S. Farquar, DVM appeared before me on Aug 20th, 1995 and I attest this is his signature.* Notary *Jane Osborne*  
RIDGEWATER IMPROVEMENT DISTRICT Expires 11-27-99

09/07/96

Clarification of information regarding new service fees.

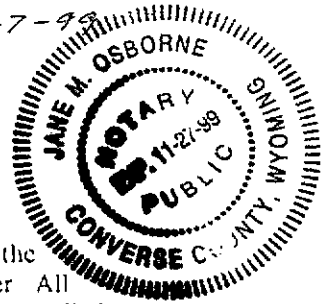
As per the Ridgewater Improvement District's Board of Directors meeting 04/95.

Meter pits will be required for all properties in Ridgewater #3. At the time of the rule adoption, the District will pay for and install meter pits for existing customers with abodes who are using water. All lots that are vacant will, upon being used as a residence requiring water service, have a meter pit installed. A fee will be assessed for this and will be paid by the lot owner, not the district. Meter pits will generally not be required in Ridgewater #1, however, if water service is desired by a lot owner, in the absence of an abode, a meter pit will be required, installed by the District, at the expense of the owner of the lot(s). Other exceptions may exist depending on individual conditions as deemed necessary by the board, and must have a board ruling prior to implimentation.

**Additional Information:**

All lots in Ridgewater #3 and Ridgewater #1, are governed under the rules and regulations of the Ridgewater Improvement District, and the Board of Directors of the Ridgewater Improvement District, regardless of when the lots were acquired, by whom they were acquired, or the current condition, build status, usage, or intended future usage. As a property owner, leasee, renter, inhabitant, or subleasee, subrenter, or tenant, or caretaker, you are required to comply with the rules and regulations of the Ridgewater Improvement District. Copies are available for review from any of the current Board of Directors at request of the interested party. Failure to read and understand these rules do not exclude you from complying with these rules and regulations. Exceptions to any rules will be handled by the Board of Directors.

Tampering, Damaging, Disconnecting, By-passing, Altering, Removing, Defacing, or Connecting/Disconnecting to the Districts water lines, taps, curbstops, meters and meter pits, wells, storage facilities, or other apparatus is strictly prohibited without written permission from the Board of Directors of the Ridgewater Improvement District. Violators will be fined, may be prosecuted, and may be refused future water service of any kind by the District, as outlined in the rules and regulations packet.



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F. The DISTRICT is responsible for all expenses incurred on all water and sewer main line extensions.

G. The general contractor must give a letter of warranty on all labor and materials for one full year from the date of acceptance of the project by the DISTRICT.

6.12 District water main extensions.

All water main extensions are the responsibility of the DISTRICT.

6.13 Security deposits and security deposit refund.

A. Residential meter deposit is \$100.00

B. No deposits will be refunded until a new consumer requests service and pays the required deposit. Deposit will be refunded at the end of the 12th consecutive month, if the consumer has not been delinquent in paying at any time during the 12 months.

C. Deposits may be required at Boards discretion.

6.14 Water meters.

Meters installed shall be operational and a size not to exceed 3/4" in diameter, unless otherwise approved by Board. All water meters are the property of the DISTRICT. No one is allowed in the meter pits except employees of the DISTRICT or Board members. All others must obtain written permission from the DISTRICT.

6.15 Consumer water service lines.

A. Within the DISTRICT boundaries, any of the following materials may be used:

(1) Type K Copper. Minimum of 3/4".

B. The minimum depth of water service lines is five and one-half feet of cover.

C. Water service lines must be a minimum of:

(1) Twenty-five feet (25') from a septic system drain field.

(2) Ten feet (10') from a septic tank.

(3) Eighteen inches (18") minimum vertical or horizontal separation from sewer main or service line.

ARTICLE X. BILLING AND RATES.

10.1. New service fees.

The fees shall be due and payable by each applicant in advance prior to service. Fees shall be at the rate of \$1000.00 or such other amount as may be determined from time to time by the Board. This section shall be construed consistently with the basic policy of the DISTRICT of one tap per house and one house per tap.

10.2 Security deposits and security despot refunds.

A. Residential meter deposit when required is \$100.00

10.3. Monthly rates for metered water.

A. For all meters, a minimum monthly rate will be charged. This basic charge plus a fee of cost/1000 gallons shall be charged on a monthly basis.

B. All residents within the DISTRICT shall be responsible for the basic monthly rate. If a consumer installs a well and intends to discontinue service, the consumer is still responsible for this charge. This basic charge wil fluctuate, higher or lower, pending an annual Board review.

C. A consumer , who previously purchased water, may disconnect, but a New Service fee will be required prior to reconnection to the system.

10.4. Reconnection rates.

A. A charge in the amount of \$50.00 will be required to be paid in advance prior to reconnection of any service which was disconnected for the reason of delinquency.

B. Requests for discontinuance in service and reconnection shall be \$25.00.

10.5. Ready to serve charge.

A. When a service certificate is issued, there shall be a monthly, service ready charge in the amount of the basic rate (minimum monthly rate) until a meter connection is made. Thereafter the service ready charge during the period that water service is disconnected will be the minimum rate under Section 10.3.

10.6. Billing practices.

A. Meters shall be read during last week of each month. Bills shall be sent to the consumer by the DISTRICT during the first full week of the month following the reading. Payment of the month's water bill shall be due by the 20th of the same month. Bills not paid on or before the due date shall be subject to a late charge in the amount of 10% of the bill. Meters will be read by the DISTRICT representative.

B. In the event of inaccuracy of a meter, leakage, or other circumstances under which the Board has reason to doubt the accuracy of a reading, the Board is authorized to bill the consumer or consumers to whom such determination applies on the basis of estimated usage per month as determined by the Board. Estimated billing may also be used in the event of the absence of the consumer or other inability of the consumer to read a meter and submit the reading thereon to the Board for any reason.

C. Meters shall be read as provided in Subparagraph A no earlier than ten days before the end of the month which is the billing period and not later than five days after the end of the month.

10.7. Responsibility for equipment.

The consumer shall be responsible for any damage to service equipment installed by the DISTRICT or service to such consumer, including, but not limited to damage caused by freezing, vandalism, or other causes other than normal wear and tear not the fault of the DISTRICT. The consumer shall be assessed the cost of such repairs and replacements as may be necessitated thereby. In the event that labor or materials are supplied by the DISTRICT for repairs, replacements change or other work necessitated by the causes stated in the previous Section or by request of the consumer, the DISTRICT shall require reimbursement by the consumer for all such costs thereof.

10.8. Billing in the event of change of occupancy.

It shall be the consumer's responsibility to notify the DISTRICT of any changes of occupancy, and to have the service certificate transferred upon the records of the DISTRICT. Until the DISTRICT is formally notified of such transfer, and the certificate is transferred in the records of the DISTRICT, both the previous holder and the new occupant shall be responsible for payment for services and all other sums due and payable to the DISTRICT as provided herein. All charges levied against a certificate must be paid before the service can be transferred or new service provided to a new occupant.

Adopted by the Board of Directors in full open meeting the 7 day of September 1995.

RIDGEWATER # 1 IMPROVEMENT DISTRICT

BY: Byron Jarquer DVM  
Chairman

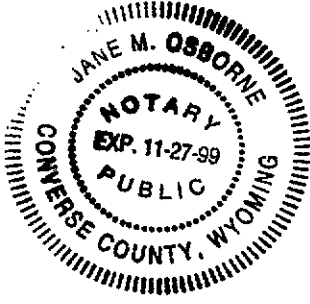
ATTEST:

Byron Jarquer DVM

BY: Christy T. Pitt  
Secretary/Treasurer

*Dr. Byron Jarquer appeared before me on August 20th, 1997 and I attest this is his signature.*

*Notary Jane M Osborne  
Expires 11-27-99*



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