

## **Wissler Ranch Water Usage Policy**

Approved on July 19, 2006 by the Wissler Ranch HOA Board of Directors. Modified by the Wissler Ranch Board of Directors on July 9, 2016 to clarify violations of the water policy are covenant violations and subject to the Rules on Covenant Enforcement.

In recognition that we live in an area where long term drought has taxed natural water resources and that the Wissler Ranch Board of Directors feels compelled to encourage and support conservation efforts of those natural resources, the following Water Policy for all homeowners of Wissler Ranch is approved:

1. All water readings shall be from internal water meters and reported to the Water Committee in a timely fashion every November. The Water Committee encourages the reporting of these readings by e-mail but will also accept letters or phone calls as specified in the annual meeting notice. These readings will be combined and reported to the proper authorities in the county and state using approved forms as required in the Wissler Ranch Covenants.
2. Internal water readings for each home owner in Wissler Ranch will depend on self-readings, that is, the home owner is responsible to report the readings to the Water Committee. Upon the sale of a home, an internal water meter reading will be obtained by a member of the Water Committee or their agent and any discrepancies to prior reported values will be reconciled prior to the HOA approving and/or release closing statements.
3. The home owner has the responsibility to periodically check water meters to make certain they are functional. Broken water meters are the responsibility of the home owner to repair and shall not eliminate the requirement for a home owner to report annual water usage values. A violation of this policy will be a matter for the Covenants Committee to review and make a recommendation to the HOA Board of Directors. When a water meter is replaced, it is required that the Water Committee be notified so that proper estimates can be made.
4. Adherence to Water Deed. All home owners of Wissler Ranch have applied for and been granted a water deed for their property at the time of purchase. That deed gives us specific rights to use water from the aquifer and specifies an allotment of 122,194 gallons of water per household or lot per annum. Each home owner should strive to live within those limits and is encouraged to practice easily achievable water conservation efforts in order to stay within that annual usage rate. Examples include water restrictors on showers and faucets, toilets that use less than 1.6 gallons of water per flush, loading dishwashers and clothes washers fully, repairing leaks in a timely fashion, etc. There are excellent water conservations sites on the web. As an example, the Colorado Springs Utilities Company maintains such a site at [www.csu.org](http://www.csu.org) and the homeowner is encouraged to visit these sites for ideas.
5. Homeowners desiring to build and maintain a water feature on their property, such as a swimming pool, pond, or spa of similar capacity, shall use an outside source of water for this purpose, that is, not use water from the Wissler Ranch wells. Several local suppliers can deliver potable water for these purposes. Homeowners will be required to submit a copy of the receipt from the purchase of water from an outside source to the water committee during the Wissler Ranch annual water reading period in November.

6. Exceeding the annual deeded water allotment is a covenant violation and subject to the Rules for the Enforcement of Covenants.