

BRIDLE ESTATES HOMEOWNERS' ASSOCIATION (BEHOA)

IRRIGATION POLICY

February 28, 2023

BEHOA and HOMEOWNERS' ROLES AND RESPONSIBILITIES

PURPOSE: This policy identifies the roles and responsibilities of the BEHOA and Homeowners with respect to the maintenance and operation of the irrigation systems in the common areas owned by the BEHOA and on homeowners' private properties.

Irrigation systems on private property are owned and operated by the homeowners and maintained by the BEHOA.

Irrigation systems on common property are owned and operated and maintained by the BEHOA.

BEHOA

Role: To maintain and operate the irrigation systems owned by BEHOA in the common areas.

The common areas are described as follows:

- both sides of the south entrance feature on Bridle Estates Way and 24th Street.
- the pavilion at Bridle Estates Way and Bridle Estates Manor.
- the linear park behind the homes along Bridle Estates Manor, Bridle Estates Road and Bridle Estates Place.

Responsibilities:

- a. Maintenance and operation of the irrigation systems in the common areas which consists of repairing and/or replacing all irrigation components (sprinkler heads, underground irrigation lines, outdoor control boxes, indoor timers, etc.) as required.
- b. Maintenance only of all originally installed homeowners' outdoor irrigation components, owned by each individual homeowner (sprinkler heads, underground irrigation lines and outdoor control boxes) as may be required. Such maintenance is restricted to repairs or replacements of any damaged sprinkler heads, underground irrigation lines or outdoor control boxes that are part of the normal operation of the homeowners' irrigation systems.

HOMEOWNERS

Role: To operate the irrigation systems owned by individual homeowners located on their private properties.

Responsibilities:

- a. Operation of all the components, indoor and outdoor, of the irrigation systems on their private property. Homeowners are responsible for any leak detection of their irrigation system.
- b. Homeowners are required to contact the Management Company to confirm any or all changes to their irrigation systems prior to commencing such work. The Management Company will confirm all changes with the BEHOA prior to confirming such work with the Homeowner.
- c. Homeowners are responsible for any charges from a BEHOA approved irrigation system installer related to leak detection, moving/changing/adding any additional sprinkler heads, underground irrigation lines, outdoor control boxes or indoor timers on their private property.
- d. When advised by the Management Company, homeowners are to make arrangements for the irrigation indoor timer and water to be turned on in the spring for system start-up and for the irrigation indoor timer and water to be turned off for system shutdown and seasonal blow-out in the fall.
- e. In the event of homeowner absence or inability to turn on/off water as required in (d) above, any extra costs incurred from the irrigation system installer such as repeat visits to the property and damage caused by the system not being turned off and blown out in the fall will be charged to the homeowner.

Approved by Board of Directors – February 28, 2023