Applicant is the Owner of the Above-Captioned Premises.

**Owner shall be liable for all water and sewer charges imposed by Stansbury Park Improvement District (“District”) at the premises whether incurred by owner, owner’s agent, tenants or other occupants.**

Owner agrees to permit Stansbury Park Improvement District (“District”), its agents or employees enter the described premises at all reasonable time for the purpose necessary to render such service.

Owner agrees that the meters and equipment is readily accessible to the District that there are no barriers, which would prevent reasonable access.

Owner agrees to maintain, “grease traps” in good working order and allow the District the right to inspect pumping/cleaning records upon request and require cleaning if deemed necessary. Failure to comply may result in termination of service to the premises.

**Sewer Lateral Line Responsibility:** Lateral lines are those, which extend from the owner’s building to the main sewer line. The lateral line and the wye connection at the main sewer line are considered part of the building structure and is the responsibility of the owner. The majority of back-ups occur because the lateral line from the building to the main line becomes plugged or stopped. The stoppage can occur from several different things, but most commonly occur from items being flushed down the toilet or drain or roots that have grown into the lateral line. Many owner policies exclude sewer back-ups, owners should check with their insurance provider to verify their exact coverage related to lateral back-ups.

**Sewer Main Line Responsibility:** Stansbury Park Improvement District (SPID) owns the main line sewers. There are times when a main line sewer can become clogged and result in a back-up into the structure. Liability to SPID varies based on the reason of the back-up. If a back-up has occurred the Districts insurance provider will make an investigation into the cause of the back-up and determine responsibility based upon pertinent facts.

**Water Lateral Line Responsibility:** The lateral line extending from the owner to the connection on their side of the meter is the responsibility of the owner. Connections for sprinkler systems or otherwise are prohibited from being installed inside the meter box.

**Water Main Line Responsibility:** Stansbury Park Improvement District owns the water mains, and is responsible for the lateral line up to the connection point on the meter.

In the event of nonpayment for water and/or sewer services by owner or tenant within the due date therefore or failure to conform to the rules, regulations, and resolutions of District, District shall have the right to discontinue and terminate water and sewer service to the premises until all fees imposed are paid in full or until any failure to conform to the rules, regulations, and resolutions of District is eliminated. In the event of nonpayment, Owner agrees to pay all attorney fees, court costs, filing fees, and all collection costs which may be assessed by any collection agency retained to pursue the matter.

District also has the right to place a lien on the premises for all past due service fees, collection costs, interest, court costs, attorney’s fees and damages.

If Owner should sell one or more rental units, such sale must be made with the express understanding that such unit or units cannot be serviced from Owner’s water line and meter but must be serviced from District’s main line by a direct water line connection and meter. Owner must give notice to the purchaser that a direct connection is required and Owner must give notice to District of such sale. Upon connection, the purchaser must pay prevailing connection/impact fees. Owner shall be liable for all water and sewer bills of any and all owned rental units.

**PER RESOLUTION 2009-2 April 21, 2009-PROHIBITING THE OBSTRUCTION OF AND TAMPERING**

**WITH ANY ASPECT OF THE DISTRICT’S WATER AND SEWER SYSTEM AND METERS**

**WHEREAS,** Stansbury Park Improvement District (the “District”), in connection with the purpose for which the District was established, owns, operates and maintains a sanitary sewer and municipal water system, including, without limitation, a system of water and sewer pipelines, valves, meters and other improvements, facilities and equipment (the “Systems”), used in providing sanitary sewer and municipal water service to inhabitants residing within the service area of the District; and

**WHEREAS,** Section 17B-1-301, Utah Code Annotated, 1953, as amended, sets forth the powers and duties of the Board of Trustees (the Board”) of the District, which include, in pertinent part, the power to:

**(i)** adopt and enforce rules and regulations for the orderly operation of the local district or for carrying out the district’s purposes;

**(m)** on behalf of the local district, acquire, use, hold, manage, occupy, and possess property necessary to carry out the purposes of the district, and institute and maintain in the name of the district any action or proceeding to enforce, maintain, protect, or preserve rights or privileges associated with district property;

**(o)** exercise all powers and perform all functions in the operation of the local district and its properties as are ordinarily exercised by the governing body of a political subdivision of the state and as are necessary to accomplish the purposes of the district.

**WHEREAS,** the Board has determined that in order to properly manage, maintain and protect the System, and its rights and privileges associated therewith, it is in the best interest of the District to establish rules and regulations prohibiting the obstruction of and tampering with the System.

**NOW, THEREFORE,** be it hereby resolved by the Board as follows:

**1. GENERAL RULE.** No person shall alter, relocate, obstruct, willfully damage, tamper with, or otherwise interfere in any way with the System of the District.

**2. RULES PERTAINING TO WATER METERS SPECIFICALLY.**

**a.** District personnel shall at all times have unrestricted access to all water meters for the purpose of operating, testing, reading, maintaining and repairing the same in order to assure, to the extent possible, uninterrupted water service and accurate billings to the owner being served through each meter.

**b.** All Owners shall be required to trim, cut back, and/or remove any trees, bushes, plants, sod, or other natural or man-made materials which may hinder or obstruct access to a water meter.

**c.** Meter boxes shall be installed and located so as not to be placed within a drive approach to the property being served.

**d.** No unauthorized person shall, at any time, tamper with, willfully damage, install a jumper in the meter set or otherwise install, attach, implement or effectuate any device the effect of which is to alter the accuracy of meter readings or bypass the meter for the purpose of receiving unmetered water.

**e.** No unauthorized person shall, at any time, tamper with, damage or render ineffective any District locking device installed on the water meter or other part of the System serving any premises, or reconnect a water meter or otherwise restore service to any premises as to which water service has been disconnected or otherwise turned off by order of the District.

**f.** The willful consumption of water through a water meter known to be damaged, bypassed or tampered with, shall constitute a theft of service and shall be punished in accordance with applicable criminal laws of the State of Utah.

**3. CRIMINAL AND CIVIL PENALTIES.**

**(a)** Any person found to be in violation of these Rules and Regulations shall:

**(1)** Be vigorously prosecuted under any and all trespass, destruction of government property, and/or other applicable criminal laws of the State of Utah;

**(2)** With respect to companies or tenants receiving water service under an account with the District, a fee in the amount of $100.00 will be charged, in addition to any and all other fees and charges required to be paid as a condition to receiving water service or restoration of water service in the event water service has been terminated to the premises by the District.

**(3)** In the event a District locking device has been broken or otherwise rendered inoperable, a fee, in addition to the fee to be charged under Section 3(a)(2), in the amount of $150.00, or if the actual cost of labor, and replacement parts exceed $150.00 then the actual cost of repair and replacement, will be charged.

**(b)** Failure to pay when due the civil penalties charged pursuant to Section 3(a)(2) and (3) above shall constitute grounds for termination of water service by the District, or a refusal by the District to restore service, as the case may be, unless and until all applicable civil penalties have been paid in full.

**PER RESOLUTION 2009-2 April 21, 2009-RETURNED CHECK AND DEBIT FEE ASSESSMENTS**

This policy establishes a fixed dollar amount to those assessed to the District from a financial institution to eliminate the need for the District to amend its policy each time a financial institution increases their returned check and debit fee assessments.

**POLICY**

It is the policy of the Stansbury Park Improvement District to assess a $20.00 fee in addition to a returned check or debit fee assessed to the District from a financial institution. This fee is intended to cover the Districts costs for handling such.

**NOTE: For structures built in 1997 or after, the dual check valve and thermal expansion device are required to be installed with construction and therefore the one-time charge is not applicable.**

**Stansbury Park System Requirements:**

The Stansbury Park system is a State “approved” system. This means that it must meet the criteria and regulations imposed by the Department of Environmental Quality, Division of Drinking and the U.S. Environmental Protection Agency (EPA). Some of the requirements are as follows:

**1.** Inspections are performed by the Department of Environmental Quality, Division of Drinking Water, or the Tooele County Health Department, together with regular required sampling for microbiological, radiological, and inorganic constituents. The District’s system has been satisfactory in these types of samples.

**2.** Another sample that is required is for regulated and non-regulated volatile organic chemicals or (VOC). This is a test for 50 organic chemicals. The system has been found to be below the EPS’s maximum threshold for all 50 chemicals.

**3.** All samples are taken to a State-approved laboratory for analysis, and the results are sent to the Division of Drinking Water.

**4.** Another requirement for an “approved” water system such as Stansbury Park Improvement District, is for that system to adopt a policy to protect, promote, and provide for the control of cross connections to prevent water system contamination. A cross connection is a situation where a water supply line is connected to equipment containing a non-potable (unfit to drink) substance. The Improvement District has adopted its own ordinance for the control of backflow and cross-connections to comply with the law and protect the water system from backflow contamination.

Water distribution systems are designed with the intention of water flowing in a certain direction, from the system to the consumer. However, hydraulic conditions within the system may deviate from the “normal” conditions causing the water to flow in the opposite

direction in unprotected systems. This is called “backflow.” For example, during firefighting, or when a main waterline breaks, water can be “sucked” to the point of high usage called “back siphonage” possibly drawing non-potable substances with it filling the waterline with these substances. In unprotected systems, the backflow could contaminate the water causing the consumer (you) to become sick.

One way to control backflow from individual connections is for the District to install a dual check valve at the meter box. When this is installed and properly working, the dual check valve creates a “closed system.” This means that when the water enters through the dual check valve it cannot reenter the distribution system. Because the dual check valve creates a closed system on the consumer side of the meter, a condition known as thermal expansion can be a problem.

The dual check valve protects the District’s distribution system but does not protect the system from backflow from the sprinkling system or hose bibs. You should be aware of any cross connections on your side of the meter and take steps to prevent them by installing backflow prevention devices. **It is owner’s responsibility to purchase, install, and maintain any backflow prevention device/assembly required.** The most common hazards requiring a backflow prevention device are sprinkler systems and hose bibs. Please call our office when installing a sprinkler system for more information.

**All backflow prevention assemblies, in accordance with state regulation, including those for sprinkler irrigation systems require testing within (10) working days after initial installation and yearly thereafter. A certified tester shall perform the test at the owner’s expense and submit results to the Stansbury Park Improvement District.**

Thermal expansion is created when the hot water heater heats the water from cold to hot. When this happens, water will expand in volume. If there is no demand for hot water, the expanded volume has no place to go causing tremendous pressure build up in the water lines. **It is owner’s responsibility to either install an approved expansion tank, usually installed near the water heater, or an approved expansion relief valve. This valve does not replace the thermal relief valve on the water heater.** The safety relief valve located on the hot water heater, usually set at 150 PSI, opens and relieves excessive pressure. However, long before the 150 PSI is reached, potentially dangerous pressures are continually being exerted on the water heater, fittings, fixtures and appliances. Thermal expansion, unchecked or uncontrolled, can rupture piping and even dramatically reduce the life of appliances.

**BILLING OF SERVICES**: Your meter will be read monthly. Mailed out by the 5th or first Thursday of the month. Due last day of the month.

**DUE DATES, LATE FEE, INTEREST & PAYMENTS:** A bill for a Monthly customer shall be due and payable on the last day of the month for which the bills were mailed out. All payments shall first be applied to late fees, interest, collection costs, or shut-off fees and will then be applied to the accrued services fee. A bill not paid the last day of the month will have a $20.00 late fee added the following business day.

**FINAL NOTICE:** The Final Notice will be mailed to the owner on file, if different from the physical address where services are rendered. The Final Notice will provide a date of when water will be shut off. This notice will serve as a

**FINAL NOTICE**: from the District. No other notice or attempt to collect will be required by District personnel prior to shut off.

**SHUT OFF NOTICE**: If water is shut off due to non-payment, a Shut Off Notice will be left at the door, the water will be shut off and a $25.00 shut off fee will be added to the delinquent account.

**RESTORATION OF SERVICE:** If water has been shut off due to non-payment, payment shall be made in the form of cash, money order, or credit card. Water service will not be restored until receipt of funds has been verified in the District’s account. Payments received after 4:30 p.m. may not have service restored until the following day during regular hours of operation. A customer’s water which has been shut off after making payment may be required to wait a period of up to 4-hours prior to service being restored.

 **THE RATES ARE AS FOLLOWS:**

 **Water Commercial Inside District - Non-Residential Monthly Base Rate:**

 Meter Size: Rate:

 5/8 &3/4” $10.00

 1” $16.16

 1.5” $25.34

 2” $40.58

 3” $76.16

 4” $127.09

 6” $254.55

 8” $405.12

Inside District –School and Church, Commercial and Industrial Monthly Users per 1000 gallons

 Gallons: Rate:

 8,301-Infinite $1.15

 **Water Commercial Outside District - Non-Residential Monthly Base Rate:**

 Meter Size: Rate:

 5/8&3/4” $19.24

 1” $31.07

 1.5” $48.72

 2” $78.04

 3” $146.48

 4” $244.39

6” $489.50

 8” $779.04

##  **Outside District - Non-Residential Consumption Monthly Charges per 1000 gallons**

 Gallons: Rate:

 8,301-Infinite $2.03

 **OTHER**

 **Inside / Outside District -** **Non-Residential buildings equipped with a fire water line**

 Monthly Fee: $7.32

### SEWER SERVICE FEES AND CHARGES:

### **Rate for All Non-Residential Users Within the District Boundaries**

Applicable Definitions: “ERU” means equivalent residential connection, and represents 7,000 gallons of allotted usage.

“Average Monthly Usage Amount” means the amount of usage determined by averaging the indoor water usage per month during the winter months of December, January, and February. Rates are averaged and become effective in March of each year.

“Base Monthly Usage Amount” means 7,000 gallons.

“Monthly Base Fee” means $17.00

“Monthly Sewer Excess Demand Charge” means $2.80 per 1000 gallons over 7,000 gallons.

The Monthly Fee Structure applies to units or customers who receive water from one or more master meter.

As the State of Utah and the EPA continue to impose stricter rules and regulations on culinary water systems, we will continue to work to upgrade the community’s system, maintain our “approved” status, and provide a safe, quality supply of water to you, the consumer.

Please contact us at 435-882-7922 if you have any questions concerning your water or sewer service.

Owner shall be subject to all the rules, regulations, or resolutions of District now in effect or hereafter enacted.