

# Fern Valley Estates Improvement District

## 41-00514

### ARTICLE VI.

#### ASSESSMENTS AND LAND LIENS:

1. It is understood that pursuant to O.R.S. 554.080 (7), the Board of Directors of this Corporation have the authority to prescribe, fix, make, assess and charge and collect rates, tolls, fees, fines and charges for the use of water, or for the use of any works of the Corporation, or for violation of any of the By-Laws, rules and regulations of the Corporation; and such rates, tolls, fines, fees and charges shall be a lien upon the land to which the water is furnished, both domestic and irrigation, subject to the limitations, restrictions and provisions of the Land Owners Notice to be filed or without limitation or restriction if no such Notice is filed.

2. It is understood that pursuant to O.R.S. 554.080 (8), the Board of Directors of this Corporation have the authority to make, levy and collect any assessments either rateably or in proportion to the benefits received as the Director's Resolutions, By-Laws or recorded Land Owner's Notice may provide, upon the lands described in the Articles of Incorporation, for the purpose of providing the amount of money required to be received by the Corporation through such assessment for any purposes whatsoever, including maintenance and operation, estimated delinquencies on assessments, principal and interest of maturing indebtedness, and such reserves as may be necessary provided by the Director's Resolutions or By-Laws, subject to any provisions, limitations, restrictions or purposes contained within the recorded Land Owners Notice, if any.

3. An integral of these By-Laws, which by reference hereto, shall be a Notice to be executed by all of the initial charter Shareholders of this Corporation, which said Notice, pursuant to the provisions of O.R.S. 554.180, shall specifically provide that all lands governed by this Improvement District shall be subject to the liens of any assessments prorated or apportioned among the acreage within the District by determination of the Board of Directors of this Corporation for works or improvements made by the Corporation for the benefit of the land within the District and for customary and usual operational costs and expenses including the furnishing of water for furnishing and procurement of facilities for storage, distribution, handling or any other involvement with water, both domestic and irrigation, serviced to the respective benefited parcels.

By state law, a sample test of domestic water is taken monthly and a fecal coliform test conducted. Results are filed with the State Health Department. On a daily basis, chlorine residual is checked to insure sufficient disinfection. Periodically, tests are made for inorganic, organic and radiation levels. We have conformed with all testing requirements in the past.

We have also begun a long term monitoring program of well production. Pump production and demand is recorded for each well to help us better understand how our well fields work. This information will give us a better idea of how to plan for maintenance and future system requirements.

As a community water system, we are responsible to meet state and federal requirements for the delivery of safe water. We expect, in the future, that additional monitoring or system modifications will be required. Your responsible and proper use of the system will directly impact your pocketbook and your neighbor's.

Please heed the following suggestions.....

1. Interconnecting the domestic and irrigation system is strictly prohibited. The property owner is fully responsible for any illegal cross connections on his/ her property.
2. Property owners are financially responsible for all water passing through their meter. Leaks will not be excused.
3. Sensible water conservation is mandatory on any well system. This includes not using domestic water for irrigation and personally monitoring water meters to assure your household is within allowable usage limits.
4. Filling of swimming pools must be scheduled through the water board. Specific times will be assigned accordingly. Pool covers are required to minimize evaporation.
5. Water meters must be installed and kept in good working order on all water hookups. Water meters should be installed per the attached sketch and located where the hookup joins the main line. Many homes do not meet this requirement. When repairing or replacing a water meter, the meter must be moved to conform with this rule. Water meter maintenance is the responsibility of the property owner.
6. Periodically, the reservoir is cleaned, along with the fire department flushing the fire hydrants and lines. You may notice sediment in your water or a chlorine taste during this work. Your water will return to normal in a short time.
7. We do not recommend the use of water softeners in the district because of the amount of water they use during a backwash cycle. Our water is hard, and you should drain and clean your hot water heater on a regular basis to reduce build up.