

their operators to the common irrigation system will be repaired by the RVRMA and its operators. Property owners are required to reimburse the RVRMA for all of its direct expenses.

6.34 Fines: The frequent damage to the common irrigation system and the downstream impacts of allowing dirt and gravel into the lines necessitates a fining system to discourage damaging construction activities. In addition to the responsibility to reimburse the RVRMA for its out-of-pocket expenses, the following fines will also be charged to the property owner:

- \$2000 for each main line break.
- \$1000 for each damaged valve.
- \$500 for each instance of damage to lateral service lines and irrigation heads.

In addition, the cost of repair of any damage to neighboring irrigation systems as a direct result of the original damage will be assessed.

6.35 Performance and Damage Deposit: If there are funds remaining in the Performance and Damage Deposit, this account may be debited upon proper notification of the Owner. Otherwise, the property owner will receive a Reimbursement Assessment as defined in Section 10.10 of the Covenants.

IRRIGATION vs. DRIVEWAY CONSTRUCTION

Driveway construction will occur over the existing irrigation system. RVRMA staff or a contractor hired by the RVRMA will meet with the Owner or Owner's Contractor during the Pre-Construction Meeting to help locate the irrigation line and to provide guidance for installation. Any costs associated with this service and charged to the RVRMA will be passed directly to the Owner and collected as stated above.

6.36 Driveway Location: The Owner shall locate the driveway to affect as few irrigation heads as possible. Driveways will not be allowed over valve box or control clock locations except by DRC approval. The RVRMA will be responsible for relocating valve boxes and control clocks with the costs to be paid to the RVRMA by the Owner. Any costs associated with this service and charged to the RVRMA will be passed directly to the Owner and collected as stated above.

6.37 Prior Inspection: Prior to making a driveway cut, the owner must request a visual inspection by the RVRMA to determine if the cut will affect existing irrigation systems. In the event that irrigation heads are affected by driveway construction, the Owner shall request relocation by the RVRMA and will be responsible for the cost of its relocation.

6.38 Sleeving: The Owner is also responsible to place three PVC sleeves under the entire width of the new driveway. Four inch and six inch sleeves must be installed 30" deep, 18" from the curb; an additional 4-inch sleeve is to be installed at a depth of 12 inches below grade immediately adjacent to the curb. This sleeve is necessary to accommodate future repairs or adjustments to the irrigation lateral line.

PRIVATE RESIDENCE IRRIGATION

Each residence is required to install and maintain an underground electrically controlled irrigation system that is connected to the RVR Irrigation Water Company's mainline in the adjacent ROW.

6.39 Approximate specifications for the untreated water irrigation system provided are:

- Tap: 3/4" water meter, 3/4" copper stub, An AP wye filter 4E-1B, or an isolation valve.
- Tap Location: Irrigation box set in grade at front property line.

6.40 Water Pressure: 40 psi, 8 gallons per minute maximum. Irrigation systems must be designed and operated such that each zone requires a maximum of 8 gallons per minute. If the Owner is found to have installed an irrigation system that exceeds the 8 gallons per minute requirement limitation, they will have 2 weeks to comply with the requirement's limitation. If after 2 weeks, the Owner has not complied with the requirements, the Association will make the required repairs and adjustments at the expense of the Owner.

6.41 No Guarantee: The RVRMA does not guarantee these specifications; subsequently the Owner is responsible to verify the conditions in the field.

6.42 Inspection: Irrigation system design must be reviewed and approved by the DRC's authorized representative prior to its installation.

6.43 System Zone Controls: Zone control boxes must be located in an area accessible to maintenance personnel for repair and winterization purposes.

6.44 Dry Climate Vegetation: Due to the dry climate in Colorado, lawn areas, trees, shrubs, and gardens will require permanent irrigation throughout the summer. Native seed areas and xeriscape gardens will require irrigation for the first few years to establish the plant material. Irrigation may be removed from these areas upon establishment of healthy, naturally sustainable plant material.

SITE GRADING & DRAINAGE

Site grading shall be used to provide adequate drainage within the homesite, as well as enhance the aesthetic qualities of the residence. Due to the ranch character of the neighborhood, imposed severe grade changes and steep berms are not permitted. Existing vegetation and site features shall be protected from potential damage from site grading.

Surface drainage shall not drain to adjoining homesites nor open spaces except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off-site soil erosion on open spaces. Wherever practical, natural drainage courses should be protected and existing drainage patterns maintained. New drainage ways are to be designed to appear and function like