

# Hidden Springs Town Association, Inc.

Association Policy 1000

## Sewer Emergency Procedure

The Hidden Springs Sewer Company (HSSC) owns and maintains various equipment and infrastructure throughout the community including buried sewer lines, junctions, manhole access points, lift station, pumps, among other things. In accordance with CC&R section 6.16 Sewer System Restrictions, this policy will serve as a guideline as to how a resident or property owner should proceed in those circumstances when sewer service at a private residence is interrupted.

### **Interruption of Service**

In the event that a resident or property owner in Hidden Springs experiences a broad scale interruption of sewer service from the Hidden Springs Sewer Company, the resident or property owner is to follow the following steps: (a) contact a professional and have the drainage system and/or appliances connected to the drainage system, as needed, checked to determine the location or area of the interruption; (b) if the professional advises the resident or property owner that the interruption in service is from a cause outside of the property, the resident or property owner shall call the Town Manager.

The homeowner shall not contact HSSC or the Sewer Operating Company, OMCS, directly.

### **Town Manager Responsibilities**

The Town Manager or a designee thereof will respond to the property and assess the situation. The Town Manager or the designee of the Hidden Springs Town Association (HSTA) may enlist further resources, as needed, to restore sewer service to the property. Residents or property owners who enlist further resources or services without the express approval of the Town Manager or the designee shall be responsible for any costs associated with the same, along with any damage to the Hidden Springs sewer system, per section 6.16 Sewer System Restrictions of the Master Declaration of Covenants, Conditions and Restrictions.

### **Costs and Billing**

The cost for restoring sewer service will be determined, in the discretion of the Town Manager, based upon factors including, but not limited to, the location of the line blockage, evidence of line rupture, or other cause(s) of interruption.

1. When the cause of the interruption is determined by the Town Manager or designee to be located on private property, the property owner(s) shall be responsible for all costs associated with the same, including any and all necessary repairs, clean-up, or restoration of HSTA or HSSC property, equipment, or systems and service.
2. When the cause is determined by the Town Manager or designee to be within HSSC infrastructure and not located on private property, the HSTA may assume responsibility, in its discretion, for some or all costs associated with the restoration of sewer service to the home(s) effected.
3. When the cause of the interruption cannot be determined by the Town Manager or designee, the HSTA may, in its discretion, determine to share some of the costs of restoring sewer service with the property owner(s).

If the actions of the resident or property owner cause the HSTA or HSSC to incur any financial costs for repair, clean-up, or restoration related to the interruption of sewer service, the HSTA may levy Limited Assessment(s) pursuant to CC&R section 10.49 Limited Assessment against the property owner(s). The Limited Assessment may include all direct and ancillary costs, including management and employee time, among other things.