

June 1, 2017

BOX ELDER CREEK RANCH WATER COMPANY GENERAL NOTICE to OWNERS

1. Water Service. Water service is provided to your property by two separate providers. Non-potable irrigation water for lawns and other landscaping is provided by Box Elder Creek Ranch Water Company and managed by Special Districts Management Services Inc.. All potable/domestic water is provided by Greatrock North Water & Sanitation District. You will be billed separately by each provider.
2. Rules and Regulations. Box Elder Creek Ranch Water Company has adopted certain “Rules and Regulations” stipulating the terms of use and consumption of irrigation water such as the allowed maximum square footage of irrigated area for new homes.
3. Monthly Service Charge. The monthly service charge will start from the date of the installation of a meter for a new home or from the closing date of a re-sale property in addition to any water use charges that exceed the monthly allotment of 22,500 gallons (see the Rules & Regs for additional conditions). **Note: the irrigation water is on year round and available for use and the monthly charge is invoiced year round.** All charges are due upon receipt and failure to pay within 15 days will result in a late fee equal to 10% of the unpaid balance.
4. Deposit. Box Elder Creek Ranch Water Company requires an initial one time service deposit of \$120.00. The deposit will be collected by the title company at the initial closing of a lot or new home . Subsequent re-sale closings of a home do not require a deposit **unless the original deposit was debited for any outstanding balance.**
5. Transfer of Property. The water connection for service from Box Elder Creek Ranch Water Company may be transferred to a subsequent owner/transferee upon request if the account is current and there are no delinquent payments due. In all property transfers the transferee must: (i) acknowledge receipt of the company’s current “Rules and Regulations”; (ii) submit a complete “Application for Service”; and (iii) acknowledge the obligation to pay services charges due to Box Elder Creek Ranch Water Company. **If there are outstanding charges owed to the lot or home, the Water Company may debit the deposit for partial or full payment of any outstanding balance.** A customer will not be entitled to a refund of the deposit upon sale of their lot but is entitled to payment from the purchaser of the lot/home in the amount of the deposit without interest. Upon sale of a lot/home the deposit will be held by the Water Company in the name of the new owner of the lot.
6. Note: Unpaid water service charges remain with the property and become the obligation of a new owner to pay.