



## BEAR CREEK LAND OWNERS ASSOCIATION

82 East Coach Drive, Antonito, Colorado, 81120

### BEAR CREEK LAND OWNERS ASSOCIATION WATER TAP FEE POLICY

The Declaration of Covenants, Article X, Sec 1, provides for the Association to collect a Water Tap Fee (Fee) from the individual member during construction of a cabin. This Fee is to reimburse the Association for the cost of Materials used to connect the new cabin to the Association water system and to insure uniformity with the existing components and design of the Association's water infrastructure.

The board of directors shall set the amount of the Fee based on actual cost and may revise it from time to time, to keep up with the increasing cost of materials. In setting the Fee, the board should consider a "cost plus 10%" model.

The Materials, which include a water meter, MTU (meter transmission unit), valves, pit and associated piping and fittings, shall be provided by the Association. The meter, MTU, upstream valve and pit shall remain the property of the Association. The downstream valve, which is on the cabin side of the meter, shall become a part of the cabin water line, which is the member's property and the member is solely responsible for its maintenance, repair and replacement.

Upon a member's approval of architectural plans by the Architectural Committee, the Association shall invoice the member for the then current Fee amount. The Fee must be received by the Association before the cabin can be connected to the water system using only the materials provided by the association.

The owner is responsible to make arrangements with the Association's approved contractor for the installation of the Materials. The contractor's installation fee will be the responsibility of the owner. A water line that does not use the Materials provided by the Association shall not be installed without the express approval of the Board and pursuant to a written agreement with the Owner.



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This Water Tap Fee Policy was adopted by the Board of Directors this 26<sup>th</sup> day of OCTOBER, 2024.

Bear Creek Land Owner's Association

A Colorado non-profit corporation.

By: Gary Burke  
Its: President

President – Gary Burke  
Secretary – Garth Reese

1<sup>st</sup> VP – Mike Tebo  
VP Community Affairs – Denise Purcell

Treasurer – Tim Jackson