

UNDERGROUND PLUMBING MAINTENANCE
AND TREE ROOT POLICY
2-15-22

All Owners are responsible for the maintenance of plumbing lines servicing their own Lots. This includes water and sewer lines.

Potential problems may occur when tree roots seek out water coming from cracks or loose joints which may exist in your underground plumbing. Tree root infiltration can cause plumbing malfunctions or backups which can result in damages to the Owners' residence and improvements on their Lots.

This Policy is adopted pursuant to the CC&Rs at Article VI, Section 3; Article VIII, Sections 1, 2 and 4; and Article IX, Section 14 and the Bylaws at Article X for the purpose of promoting the health, safety and welfare of the residents and the maintenance, protection, and preservation of the Common Areas and the homes on the properties within the community.

1. Each Owner shall perform annual preventative maintenance on underground sewer and water pipes which service such Owner's Lot. This includes applying a root killer solution to the Owner's underground sewer pipe at least once annually. The foaming kind is recommended for best results.
2. If an Owner discovers Common Area tree roots have infiltrated any portion of the underground sewer and/or water pipes servicing his or her Lot, based on the written findings from a licensed plumber, the Owner must immediately notify the Association so that the Association can take appropriate measures for maintenance of the Common Areas, which may include removal of the tree.