Water Usage Policy for Rental Agreements

This text should be provided to all rental agencies for inclusion in their rental agreements. It is the homeowner’s responsibility to provide this information to the rental agency and its inclusion in the rental agreement.

Water Usage. This is perhaps the most important provision of this rental agreement even though each provision is very important. The water usage in this community is restricted to 300 gallons per house per day regardless of the size of the house. This is due to a STEP system that was installed and approved to meet Department of Environmental Quality standards. As the average person uses 50-75 gallons of water per day, the daily allotment can be used rather quickly. We have installed low flow toilet and shower heads to help alleviate this issue. Please conserve as much water as possible by only doing full loads in the washer and dishwasher, taking shorter showers, and turning off tap water while washing hands and brushing your teeth. These methods will help preserve the beautiful natural surroundings by conserving the water table in the area. Important: Please note that there is an overflow tank that holds up to 3000 gallons of water. You are required to notify the rental company if the tank reaches 75% of capacity. An alarm on the septic system will go off if there is a generation of excess flow, meaning that you have exceeded your allotment of water and there is a risk of overflow. **The penalty for the alarm sounding is $1,100. plus the contractor fee that is charged for them to come to the home and shut off the alarm and drain the tank if necessary**. You will be responsible for the cost of any violations due to excess flow alarms. The violation period resets 24 hours after the alarm goes off so it is imperative that you contact your rental company as soon as possible when the level reaches 75% and again if an alarm goes off so we can alleviate the problem immediately. You will also be responsible for any further violations incurred as a result of continued overuse after the initial alarm is triggered. The gauge to monitor the water tank is in the garage.

Septic Tank. As this house is on a septic system, there are strict guidelines as to what may be poured down the drain. Please do not put feminine products, coffee grinds, egg shells, toxic chemicals or toxic cleaning agents down the drain at any time. The community traces the cause of any system disturbances back to the origin and you will be responsible for any damages that come as a result of discharging inappropriate items down the drains and into the septic system.

**The chart below provides the usage per person/per home**

**Average water usage on a daily basis per individual is: 50-75 gallons = 62.5 gallons (average)**

|  |  |  |
| --- | --- | --- |
| **Daily Water Usage** | **Number of People in Home** | **Total Gallons per day** |
| 62.5 Gallons | 4 | 250 |
| 62.5 Gallons | 5 | 313 |
| 62.5 Gallons | 6 | 375 |
| 62.5 Gallons | 7 | 438 |
| 62.5 Gallons | 8 | 500 |
| 62.5 Gallons | 9 | 563 |

**This chart is needs to be followed for the water usage whether you live at your home full time or it is used as a rental home. The system tops out at 5 individuals that use water conservatively.**

**The STEP SYSTEM ALARM WILL SOUND IF THESE #’S ARE EXCEEDED. It is important to stay in HOA compliance as there are fines that will follow of an alarm sounding.**