

REUNION RANCH WCID

PROTOCOLS FOR POOL APPLICATIONS, APPROVALS, DEPOSITS, INSPECTIONS, VIOLATIONS, FINES AND DAMAGE ASSESSMENTS

September 24, 2024

Reunion Ranch Water Control and Improvement District (“District”) has adopted its Rules and Regulations Governing Water and Sanitary Sewer Facilities, Service Lines, Connections, Erosion Control, Drainage Facilities, District Property and Easements dated February 20, 2024, and as amended from time to time (“District Rules and Regulations”) and Order Establishing Water and Wastewater Service Rates, Charges, Tap Fees and Adopting General Policies with Respect to the District’s Water, Wastewater and Drainage Systems dated February 20, 2024, and as amended from time to time (“District Rate Order”).

All residents wishing to install a pool must comply fully with all applicable provisions of the District Rules and Regulations and District Rate Order. These protocols are intended to provide guidance for the processing of pool applications, approvals, deposits, inspections, violations, fines and damage assessments. In the event of any conflict between these protocols and the District Rules and Regulations or District Rate Order, the District Rules and Regulations and District Rate Order shall prevail.

WARNINGS AND GENERAL GUIDANCE

HOA APPROVAL IS REQUIRED PRIOR TO SUBMITTING A POOL APPLICATION TO THE DISTRICT. A resident wishing to install a pool will need to obtain written approval from the Reunion Ranch Homeowners Association, Inc. (“HOA”) prior to submitting an application to the District. An HOA approval letter is required as part of the application to the District.

NO CONSTRUCTION UNTIL AUTHORIZATION TO PROCEED IS RECEIVED FROM THE DISTRICT. No construction activity is permitted until the resident has received written notice from the District that the application has been approved, the necessary deposits have been received and that construction may begin. Any construction prior to that time may result in fines and damage assessments charged against the resident.

SPECIAL AUTHORIZATION AND AN ADDITIONAL DEPOSIT WILL BE REQUIRED IF THE RESIDENT REQUIRES ACCESS TO AREAS WHERE DISTRICT FACILITIES ARE LOCATED. “District Facilities” herein includes District drainage and irrigation systems, easements, District property and green belts. Many sensitive District Facilities are located in areas that are also HOA common areas. HOA approval to access those areas for pool construction is not sufficient. The resident must also have approval from the District. Access to such areas without prior written approval from the District will result in fines and damage assessments charged against the resident. If access to those areas is granted by the District, the resident will be required to provide an additional deposit in an amount estimated to cover any damage to District Facilities

and proper restoration of those areas. In some cases, the District may deny the access due to the potential for harm to District Facilities.

REFERENCES TO THE DISTRICT RULES AND REGULATIONS AND DISTRICT RATE ORDER

The instructions and forms for in-ground pool construction are found in Exhibit 5 of the District Rules and Regulations. The detailed rules and regulations related to pool installation are found in Section 3.06 of the District Rules and Regulations. Article XI of the District Rules and Regulations addresses additional requirements if access to District Facilities is requested. The deposits required for pool installations are set forth in Section II(G)3 of the District's Rate Order. Section III©7 of the District Rate Order provides that any fines, penalties, costs, expenses, reimbursements or any other charges imposed by the District shall be added to and included in the bills sent monthly to customers. If deposits are not sufficient, then any additional amounts will be added to that resident's monthly bill.

PROCESS PROTOCOLS

The District's Operator ("Operator") will receive and process all pool applications. Unless access to District Facilities is requested, the Operator will determine when an application is complete and notify the resident that construction may begin. If access to District Facilities is required, the Operator shall prior to any approvals, notify the District's Engineer ("Engineer") and the District's Land Use and Water Quality Committee ("Committee") of the request and the Operator and Engineer shall make a recommendation to the Committee on whether access should be granted and if so, on the amount of deposit required to repair and restore possible damage to District Facilities. The Committee will bring all access requests and recommendations on approval and deposits to the District Board of Directors ("Board") for consideration at the next available Board meeting. The Operator will notify the resident of the Board's decision and if access is approved subject to receipt of a deposit, the Operator will require such deposit prior to approval.

During any approved pool construction, the Operator shall oversee the construction activity and perform the necessary inspections. The Operator shall promptly notify the Committee and the resident of any violations and potential fines or charges, as they arise such as the following:

Pool construction starting prior to approval.

Missed inspections, including failure to re-schedule a failed inspection.

Unauthorized access to District Facilities, storing of vehicles, equipment or materials on such areas or mixing of materials in those areas.

The Operator will hold all deposits until release of such deposit is approved. The Committee is authorized to approve release of deposits, if no potential fines or damage assessments are involved. Otherwise, Board approval is required.

Upon completion of the pool installation, the Operator will promptly present to the Committee a summary of all fees, potential fines and damage assessments. The Committee will review the

summary and process for Committee approval if no potential fines or damage assessments are involved. If potential fines or damage assessments are involved, the Committee will present to the Board its recommendations at the next available Board meeting.

After approval, the Operator will make the necessary deductions from the deposit prior to refunding the deposit to the resident. Operator shall promptly refund any remainder of a deposit to the resident and provide the resident a detailed description of the amounts deducted. If the deposit is not sufficient to cover all applicable fees, fines and damage assessments, then the Operator shall provide the resident a detailed description of those amounts and add those amounts to the resident's monthly bill to be due in the next billing cycle.

Operator shall promptly notify the Committee if any resident disputes any deductions from deposits or additional charges and the Committee will review the disputed amounts, if appropriate, contact the resident and prepare a recommendation to the Board to be considered at the next available Board meeting. The Board may reconsider its prior decision or the Committee's decision at that time. The Operator will notify the resident when the appeal will be considered so the resident has an opportunity to appear before the Board.