

Lake Heron Homeowner's Association, Inc.

**Irrigation Standard**

The intent in publishing this standard is to give residents advance knowledge of how the Covenant and Deed Restriction apply to the private irrigation system on each Lot.

- 1) The irrigation system on each lot installed by the developer is owned in its entirety by the lot owner.
- 2) The irrigation system is not mentioned anywhere in the HOA documents and is therefore subject to the regulations of the board as the board determines.
- 3) In order to encourage lot owners to use their irrigation system, especially in the drought season, the Association accepted responsibility for maintaining that portion of the system above ground, specifically: the Timer, pop-up heads, rotary heads, valves and valve boxes in ground, and the pipe and cut-off valve feeding the system.
- 4) That portion of the irrigation system consisting of pipes, elbows, risers manifolds buried in the ground remain the responsibility of the lot owner. They will not be maintained by the Association except at the owner's expense. Lot owners may request the Association's contractor repair said buried pipes at the owner's expense.
- 5) The Association is not responsible for moving pipes if the Architectural Control Committee approves a plan change requested by the lot owner.

This standard is intended to serve as a guide to the homeowner, but does not limit the Association in carrying out its' responsibility.

05/17

*Call approved  
5/11/17*