RED = remove BLUE = add

RIVERVIEW RESORT OWNERS' ASSOCIATION
LOT UTILITY FACILITY POLICY

PURPOSE: The purpose of this policy is to identify the utility facilities located within the community Association of Riverview Resort and designate the responsible party for maintenance of those facilities.

SCOPE:

1. **This policy shall identify the utility facilities located upon the individual lots and determine the responsible party for the maintenance of those facilities.**

A. Utility: Water

Owner/Provider: Riverview Resort & and water provider

Responsible Party:

1. The Association is responsible **to the hookup at the street. from the street** up to the riser **located at the right-hand side of the lot where the line comes up out of the ground and to the ball valve shut off on the riser** on each lot.
2. The Homeowner is responsible between **from** the **street ball valve shut off on the** riser and **to** the unit and within the unit.

Any alteration to existing water lines and/or connections by owner releases the Association of all responsibility for said lines and connections.

B. Utility: Sewer

Owner/Provider: Riverview Resort & City of Bullhead City

Responsible Party:

1. The Association is responsible to the sewer hook-up **from the street to where the sewer line comes out of the ground** at ground level on each lot.
2. The Homeowner is responsible from the **sewer line** hook-up **where it comes out of the ground** to the unit and within the unit.

Any alteration to existing sewer lines and/or connections by owner releases the Association of all responsibility for said lines.

C. Utility: Electric (Original Service when Riverview was constructed)

Owner/Provider: Mohave Electric Cooperative (MEC), Riverview Resort Homeowners and lot owners

Responsible Party:

1. The Electric Co-op **MEC** is responsible for the power cables to the transformers, the transformers and the meters on the pedestals.
2. The Homeowner Association is responsible for original 100 Amp service, the cables from the transformers to the pedestals and the pedestals
3. Homeowners are responsible for the circuit breakers in the pedestals and **all** wiring to their dwelling **unit** from those breakers.
4. The Association is **NOT** responsible for any electric facilities in the homeowners dwelling Unit, **to include electrical run to sheds and/or landscaping**.

***** See Section D for information on upgrading the electrical service.**

D. Utility: Upgrading Electrical Service

When a Homeowner requires more electrical service than the standard supplied service of 100 Amps then the Homeowner needs to **shall** take ownership of the upgrade. The following will apply:

1. It is the Lot owner's responsibility and at the Lot owner's expense to upgrade from the 100-amp service when the Lot owner has a need for more than 100-amp service. **It is also the Lot owner's responsibility to contact MEC to ensure there is space in the transformer for their lot to upgrade their service.**
2. Any service upgrades will need to install new conduit and wire from their lot to the transformer and have Mohave Electric **MEC** set a secondary box over the exposed conductor/conduits.
3. Running new wire in the existing Riverview conduit is **NOT** permitted.
4. Existing pedestals and wire is the property of Riverview and must be given to the Maintenance Foreman **returned to the Association after upgrade is completed.**
5. All new conduit and wiring must meet Mohave Electric **MEC** specification. MEC or Riverview Association will maintain the new service.
6. All conduit will be installed in the defined PUE's (Public Utility Easements).
7. Any required upgrades **or replacement** made by Mohave Electric **MEC** to the transformer, shall be paid by the Lot Owner. New installation/connections to a transformer will be on a first come, first served basis. Eventually a (one) Lot owner will have to pay for any required upgrade(s) to the transformer. **Each transformer has multiple lots connected to it and there is limited space in each transformer for an upgrade; therefore, new installation and connection to a transformer will be on an "as available" basis.**
8. Riverview Administrator The Administration Office will give written notification to all lot owners affected by the installation of new power. The Administrator Office will assist in any issues with access to the PUE's (moving of sheds – patio's –landscaping). **The Administration Office will attempt to notify each lot owner by telephone when any interruption in their electrical service, due to any work done on a pedestal or transformer, may occur.** The Lot owner or The contractor making the electrical upgrade shall work with individual Lot owners to coordinate the removal of any necessary items. Removing and replacing any items is the financial responsibility of the Owner of each affected Lot (not the lot owner making the electrical upgrade).

E. Utility: Cable & Internet

Owner/Provider: Cable and Internet Provider

Responsible Party:

1. Cable and Internet provider is responsible for all wiring up to junction box on the pedestal.
2. The Homeowner is responsible for wiring from junction box to the unit.
3. The Association is **NOT** responsible for any cable facilities.

Any alteration made to to cable and internet wiring by owner releases the Association of responsibility of all said wiring and connections.

F. Utility: Telephone

Owner/Provider**: Telephone Provider**

Responsible Party: **Telephone Provider**

1. Communication Communications **The telephone provider chosen by owner** is responsible to the junction pedestal.
2. The Homeowner is responsible for working with the communications provider **for lines from the pedestal into and within the unit**.
3. The Association is **NOT** responsible for **any** telephone/communication facilities.

(this statement will be red in final document for emphasis)

G. Utility: Upgrading Electrical Service

When a Homeowner requires more Electrical Service than the standard supplied service of 100 Amps then the Homeowner needs to take ownership of the upgrade. The following will apply:

9. **It is the Lot owner's responsibility and at the Lot owners' expense to upgrade from the 100-amp service when the Lot owner has a need for more than 100-amp service.**
10. **Any service upgrades will need to install new conduit and wire from their lot to the transformer and have Mohave Electric set a secondary box over the exposed conductor/conduits.**
11. **Running new wire in the existing Riverview conduit is NOT permitted**
12. **Existing pedestals and wire is the Property of Riverview and must be given to the Maintenance Foreman.**
13. **All new conduit and wiring must meet Mohave Electric specification. MEC or Riverview Association will maintain the new service.**
14. **All conduit will be installed in the defined PUE's (Public Utility Easements).**
15. **Any required upgrades, made by Mohave Electric to the transformer, shall be paid by the Lot Owner. New installation/connections to a transformer will be on a first come first served basis. Eventually a (one) Lot owner will have to pay for any required upgrade(s) to the transformer.**
16. **Riverview Administrator will give written notification to all lot owners affected by the installation of new power. The Administrator will assist in any issues with access to the PUE's (moving of sheds – patio's –landscaping). The Lot owner or contractor making the Electrical Upgrade shall work with individual Lot owners to coordinate the removal of any necessary items. Removing and replacing any items is the financial responsibility of the Owner of the Lot (not the lot owner making the electrical upgrade).**