WOLF CREEK PROPERTY OWNERS ASSOCIATION

Water Rates & Policies Wolf Creek Property Owners Association (WCPOA) maintains a community water system to provide safe drinking water to its members. Two wells located in the Cottonwood subdivision supply water to a shared reservoir. Individual wells are not permitted.

Water System Connections All connections to the WCPOA water system must be approved by the Association and include an approved water meter.

An initial connection fee of **$6,480** is required prior to installation of the connection and meter.

WCPOA is responsible for maintaining and repairing the service line from the main water line to the meter, as well as the meter itself. The homeowner is responsible for all maintenance and repairs to the line extending from the meter to the residence.

Water Rates & Usage WCPOA uses a four-tier water rate structure designed to encourage conservation and recognize that higher water consumption creates additional expenses for the Association. The system is also subject to daily withdrawal limits established by our water rights.

Water meters are read twice annually, in April and October. WCPOA maintains records of each meter reading and calculates the member's water consumption since the previous reading. Total usage is averaged over the number of days in the billing period and recorded as the member's **Gallons Per Day (GPD)**. This daily average determines the applicable water rate.

Every property with an approved water connection is subject to an annual **Base Rate of $648**, billed semiannually at $324. The base rate is intended to cover the annual cost of providing water and includes usage of up to 500 GPD.

Tier	Average Daily Usage	Additional Charge
Tier 1	0–500 GPD	Included in the $648 annual base rate
Tier 2	501–1,000 GPD	$0.38 per GPD above 500
Tier 3	1,001–1,500 GPD	$0.52 per GPD above 1,000, plus the Tier 2 charge
Tier 4	Above 1,500 GPD	$1.00 per GPD above 1,500, plus the Tier 2 and Tier 3 charges

Additional usage charges are calculated based on the member's average daily usage during the applicable billing period.

Rate Adjustments - Water rates are established by the WCPOA Board of Directors and may be adjusted periodically to reflect the actual costs of operating and maintaining the water system. Rates are also designed to encourage responsible water use, promote conservation, and help ensure that the Association remains within its permitted water rights.