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File Memorandum

Re: Water System Development, Lakes and Lands
Surrounding Lakes and Water Courses

This memorandum compiles the verbal discussions, draft written agreements, engineering and planning discussions and response to various requests to June 9, 1981. The purpose of this memorandum is to provide a single document for reference of SSD, SSI, Dale Perkins, Mike Hardman, Jim Webster, George Triggs, Roland Palmer and Dick Pearce.

Water Distribution Systems

Two separate water distribution systems exist; a potable system for high quality indoor use and an irrigation system for outdoor lawn watering. State law prohibits the cross connection of the potable and irrigation systems - No physical connection between the systems should exist. The legal prohibition will become effective when the irrigation system is placed in operation. Until the irrigation system begins to draw water from the storage pond temporary outdoor service may be allowed from the potable system, but all temporary connections must be identified, mapped and should remain on the surface to insure that the temporary connections can be disconnected before the irrigation system begins to draw water from the storage lakes. The potable system will be contaminated if all cross connections are not disconnected. No backflow preventers should be used, special attention must be directed to the school since they apparently have a sprinkler system that is connected to the potable system.

During this summer service can be temporarily supplied to irrigation systems by providing a temporary line between the irrigation system of each lot and common area to the Silver Springs Water Company distribution main lines. For the present consumers can use unmetered water for outside irrigation under this arrangement. All such temporary connections must be removed by October 15, 1981.

Each metered connection should be checked after all temporary connections are removed. The following procedure should be used:

1. Notify the customer of the system test.
2. Turn on all sprinklers in the irrigation system.
3. Shut off the water at the meter. If the proper connection was made to the sprinkler system from the distribution main, the sprinkler should be on.
4. Find and disconnect the sprinklers from the distribution main.
5. Plug the main connection and the end of the sprinkler line.
6. Turn on the water at the meter.
7. If the sprinkler is working, a cross connection exists to the potable system.
8. Find, disconnect and plug any cross connection between the house/unit potable system and the irrigation system.
9. Connect sprinkler line to irrigation system.
10. Mark all taps with red paint.
11. Do not permit irrigation service if taps do not have a removable handle.

Silver Springs Water Company is responsible for the installation of all collection, storage and distribution facilities to the point of the property boundary between public roads and private

common areas, lots and units and for the inspection of each irrigation system to insure that cross connections are removed. Silver Springs Water Company personnel should also paint all taps of the irrigation system red the first time to insure that all taps are adequately marked.

SSD has contracted with Silver Springs Water Company to manage, contract for, and finance the construction of the system.

Each Builder is responsible for construction of the system from the property line to each common area, residential or unit point of use. Each Builder is also responsible for the portion of common main lines across his property to other private properties as required by the consortium master plan for the systems.

Palmer-Wilding will be responsible for modifications to the master plan and training Silver Springs Water Co. personnel to inspect and test lines before trenches are backfilled. Palmer-Wilding will also provide construction specs for lines. Each property owner and Homeowners Association will be responsible for the disconnection of temporary cross connections between the potable and irrigation systems prior to supplying the irrigation system from the storage lake. Each owner must notify Silver Springs Water Company when the irrigation cross connections have been removed and the system is ready for inspection.

Silver Springs Water Company must know where each cross connection is located and must inspect to make certain each cross connection is disconnected prior to using untreated water in the irrigation system.

Ponds, Water Courses and the Lake

For the purposes of this memo only, an exhibit has been prepared to identify each pond. The names are derived from the name of each source.

Six definite ponds are identifiable from the maps and plans prepared to date:

1. W.C.#1 - a small aesthetic and sediment control pond or basin on Willow Creek surrounded by the condo/townhouse being built by George Gamble. No body contact, recreation, boating or other sports allowed - no facilities to be developed.

2. W.C.#2 - a larger pond downstream from W.C.#1 on Willow Creek operated as a flood control surge basin, sediment pond and aesthetic feature between the Fry and Utah House townhouses. No body contact or boating sports allowed - no facilities to be developed.

3. S.S.#1 - a small sediment pond on Silver Springs Creek near the entrance to Silver Springs. No sports, body contact, recreation or facilities.

4. S.S.#2 - a larger sediment and flood control pond on Silver Springs Creek downstream from S.S.#1. No sports, body contact or facilities to be developed.

5. Silver Willow Pond - a large aesthetic, irrigation storage and flood control pond which is the receiving water for Silver Springs Creek and Willow Creek.

Silver Willow pond will have no recreation facilities and no body contact or boating sports will be allowed. No fishing will be allowed. All the land around the pond and water courses above the buffer and flood control area will be controlled by the townhouse Homeowner's Association. The water surface of Silver Willow pond will fluctuate annually from 6-10 feet. The pond will be full in the spring and early summer and will gradually be lowered to provide irrigation water to the area. Irrigation demand is normally highest from July 15 to September 30. A free board

between the water surface and the spill elevation of the banks will be maintained in the winter.

Some future use of the pond for ice skating may be possible depending on operational experience with the pond and decisions between the condo Homeowners Association and Silver Springs Water Co.

Insurance premiums for the water company will be heavily dependent on the amount and type of use permitted and the risks associated with each proposed use.

6. Silver Willow Lake - is a medium size irrigation storage, flood control and aesthetic feature downstream from Silver Willow pond. No body contact sports facilities such as a beach, changing rooms, slide, diving boards or swimming area will be constructed and no body contact sports are allowed. A grassy area and small docks will be provided for launching small (less than 13 ft.) boats and paddlecraft. No motorized watercraft will be permitted. Fishing may be permitted IF appropriate management criteria are developed.

Silver Springs Water Company will own and control the lake and surrounding recreation facilities. All use of the lake will be dependent on regulations and use agreements between the Homeowners Associations and Silver Springs Water Company.

Insurance premiums will be heavily dependent on the uses permitted and the degree of management control of the facilities exercised by Silver Springs Water Co.

Each pond and the lake are owned and controlled by Silver Springs Water Company. A property line will be staked showing the buffer area around the lake and ponds (approx. 25ft.) and on either side of each water course.

Silver Springs Water Co. owns and controls each pond, the lake, each water course and surrounding lands. In the townhouse

common areas and the commercial area, Silver Springs Water Company will contract with the Homeowners Associations for maintenance of the buffer areas around the ponds and the water courses.

Silver Springs Water Company will be responsible for landscaping and maintenance of water course areas through the common area around Silver Willow Lake, through the single residence subdivision and adjacent to the State Highway.

The Homeowners Associations and Silver Springs Water Company will meet as necessary and enter into appropriate agreements for the maintenance, control and use of each water related facility.

Each Builder is responsible for meeting the construction specs developed by Silver Springs Water Co. in the construction of lines and grading water courses and buffer areas. .

The Townhouse Homeowners Associations will maintain the pond buffer areas around each pond and the water courses within the common areas controlled by each association.

The Commercial area is not fully planned; maintenance will depend on final decisions as to the ownership of each parcel and the existence or non-existence of owners associations with a likelihood of maintenance responsibility.

Master Plan
Silver Springs East

Silver Spring Development
Highway 234, Box 209, Sandyville, Utah 84060

