

April 2013

Dear Silver Springs Homeowner,

A buried ground water collection and drain line for sub-surface water runs either under or immediately adjacent to your property. The line may lie from about 4' to over 10' below the original grade of the property depending on the lot. It was installed over 30 years ago by the initial Silver Springs developer to mitigate the effects of the high water table in the area on the planned development. The Silver Springs Homeowner's Association is [not] responsible for maintaining the system.

The line consists of 6", 8", and 10" diameter sections of "French drain" flexible, corrugated plastic pipe buried in trenches, with 48" wide access manholes placed at major turn points. Over the years, vegetation roots have invaded the lines through the section joints and openings in the lines meant to collect the ground water, and some lines have become deformed or blocked through ground shift or subsequent nearby lot construction.

The Association has conducted periodic cleaning and exploration for the past 8 years of sections of the system that have shown to be the most troublesome. Up to this point, there has been no guidance to specific lot owners about restrictions on planting or landscaping which may impact the drain lines. In general, the Silver Springs Covenants, Conditions and Restrictions (CC&R) Article IX, Section 3 prohibits planting anything within the drainage easements around the lots that "...may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements..." However the lines are not depicted on recorded plat maps, and affected lots were not identified until efforts to research the system were taken beginning in 2008. In most cases, the lines run either along the rear or side lot line within the platted utility and drainage easement, and/or back about 4' from the street curb within the 30' county road and utility easement. ([See attached map](#)). In a few cases, the lines run through the interior of a lot.

An amendment to the Silver Springs Homeowner's Association Architectural Committee Rules provides specific criteria for planting vegetation within the vicinity of the drain lines and clarifies the general restrictions in the CC&Rs. These restrictions are for any future landscaping activity. Existing vegetation, unless proven to be significantly blocking the lines, may remain. If you are not already familiar with the drain lines in your area, please contact a member of the Silver Springs Homeowner's Association Board of Trustees for the specific information.

Thank you for your cooperation,  
Silver Springs Single Family Homeowner's Association Board of Trustees

[\[Read further explanation of how the underdrain system was abandoned and rendered defunct according to the majority votes of the Homeowners in 1985 and again in 1994.\]](#)