



Roadway Utility Installation Bond

The HOA will collect a \$2,000 bond from the Lot Owner prior to any utility installation (except water) across an HOA easement or HOA owned or maintained road or any other HOA owned or maintained property. Owners are responsible for any damage the Owner causes to any HOA easement, owned or maintained road, or owned or maintained property. The amount of the bond is not the limit of the Owners responsibility, and if an Owner causes more than \$2,000 worth of damage, the Owner shall be responsible to pay the entire amount of the repair. Any amount unpaid by the owner shall be an assessment against the Lot.

The bond shall be refunded after the Owner obtains a Certificate of Occupancy and the Association has confirmed that there is no damage that needs to be repaired. If the Association determines that there is damage, and the Owner refuses to repair such damage, the Association shall repair such damage. If the cost of repair is less than \$2,000, the Association shall return the amount in excess of the repair to the Owner. If the amount of the repair is more than \$2,000, the Owner shall not be entitled to the return of any bond amount and shall be liable for any amount over the bond as provided herein. The Association may include the cost of manpower, materials, wear on equipment, oversight, and any other costs reasonably related to the repair.

The owner is responsible for contacting Pine Meadow Mutual Water Company (pinemeadowwater.com) and Blue Stakes of Utah (bluestakes.org) to mark existing utilities in the planned excavation area prior to trenching across an HOA roadway or easement. In addition, the owner must coordinate the roadway dig with the HOA Ranch Manager and the Pine Meadow Mutual Water Company Manager to oversee and approve.

Approved February 2023