



Delinquent Water Meter Reading Policy

Effective Date: December 16, 2025

1. **Background.** To ensure compliance with Section 11 of the CC&Rs for the King's Deer properties and the terms of applicable water augmentation plans, Owners are required to report annual water meter readings to the Association. Such annual reporting shall be required to include a photograph of the water meter reading taken during the month of October and completed with a deadline of October 31st.
2. **Non-Compliance.** If the Board determines that the requirement for the submission of the State mandated water meter reading has not been submitted within the set time period indicated in the "Annual Water Meter Reading" notice, the Board of Directors may levy the following fine process upon the Property in question for failure to submit the mandatory reading:
 - a. Upon the first calendar day after the **October 31** deadline for the reporting of all water meter readings, an immediate one-hundred dollar (\$100.00) fine may be imposed.
 - b. Failure to provide a well meter reading by **December 1st** shall be cause for fines to be levied in the amount of \$500.00 plus \$100.00 per day until the reading is provided to the Association. Each Owner shall maintain the meter and the well and shall allow the Association or its agents to enter the Owner's Lot to read and inspect the meter and well.
 - c. The levied fines shall also be an assessment creating a lien, which may be recorded against the property and may be foreclosed as provided in the Covenants.
 - d. The Board may notify any lender and credit agency of such obligation and lien. Additionally, the Board may bring legal action to enforce the violated provision and to recover the fines.
 - e. Any violation shall entitle the Board to recover from the Owner, its reasonable attorneys fees, court costs, interest, and any other collection expenses, regardless of whether litigation is instituted or is successfully concluded.
3. **Notices.** All correspondence described herein from the Association to the Owner shall be sent via email or mailed first-class to the Owner's mailing address as contained in the Association's official records.
4. **Responsibility.** Owners shall be responsible and accountable for the failure to report the mandated annual water meter reading regardless of who the Owner designates to provide the reading.
5. **Effectiveness.** This Policy shall be liberally construed to accomplish prompt, effective enforcement of the Association's Covenants, Articles of Incorporation, Bylaws and annual reporting requirements set forth in the water augmentation plans affecting King's Deer properties.
6. **Policy Changes.** The Board of Directors may revise, amend, or revoke any or all of this policy by a simple majority vote of a quorum of the Board of Directors.
7. **Effective Date.** This Policy shall become effective on the date of adoption by the King's Deer Board of Directors and shall apply to annual water meter readings requested from the membership by the Board of Directors after the date of adoption. Subsequent revisions shall be effective on the date specified by the Board.

Adopted by the King's Deer Homeowners Association Board of Directors this March 16, 2011.

Amended by the King's Deer Homeowners Association Board of Directors on December 16, 2025.