

# Appendix R

Acknowledgement of Policy for Improvements around District's Facilities

## **Hardscape Improvements in Close Proximity to District's Water Facilities and Meter Boxes**

The District's meter boxes, fire hydrants and other related water facilities are placed within City or County rights of way. Hardscape improvements such as planters, walls, sidewalks, walkways, curbs, drainage ways and other concrete, asphalt, block, brick or paved surfaces or improvements may not be placed within three (3) feet of meter boxes, fire hydrants and other related water facilities and driveways may not be located closer than three (3) feet from meter boxes.

Prior to the sale of any residences in a project, Developer will record a Declaration of Covenants, Conditions and Restrictions ("CC&Rs") containing the following language verbatim (modified only by Developer's use of different defined terms in its CC&R document):

Owners may not construct hardscape improvements including (without limitation) planters, walls, sidewalks, walkways, curbs, drainage ways or other hardscape improvements (constructed with cement, concrete, asphalt, block, brick, stone or similar material) closer than three (3) feet from the outer edge of any fire hydrants and other related water facilities or; from any water meter box serving a residence. Driveways may not be located closer than three (3) feet from meter boxes. Declarant, so long as it owns a Lot within the Project and the Association [if there is a homeowners association for the Project] shall have the right and easement to enter upon a Lot and remove any hardscape improvements constructed in violation of the above requirements, without liability to the affected Owner. If Jurupa Community Services District ("District") or any successor water utility provider, in order to service a meter box, encounters hardscape improvements located in violation of the above requirements, District may demolish any portion of such hardscape improvements as necessary in order to service the meter box. In such event, District will have no responsibility to reconstruct or otherwise compensate the Owner for demolition of hardscape improvements. Owners will also be responsible for replacement of any landscaping affected by meter box service and repair. This section may not be amended or terminated without the prior written consent of the District as evidenced by its written consent to any recorded document effecting such amendment or termination.

Prior to acceptance by the District of the water system for a project, the following requirements must be satisfied: (1) District must review and approve recorded CC&Rs containing the above language; (2) Developer shall include appropriate language containing the above disclosure in its purchase and sale agreements for the project, in bold type, and provide a copy of such contract to the District; (3) if any homeowner has constructed hardscape improvements that violate the above provisions, either Declarant or the Association must cause such hardscape improvements to be removed within the three (3) feet or two (2) foot perimeter areas described above.