



DRAINAGE GUIDELINES

The Association has been approached on several different occasions over the last couple of years by homeowners regarding drainage issues on their lots. The Board reviewed the governing documents, drainage best practices, as well as individual homeowner circumstances and came up with some basic guidelines regarding drainage and in-lot drainage easements.

The guidelines are as follows:

1. Issues seem to arise when drainage channels are hardscaped in--that is, when river rock or other decorative rock is used to cover the drainage channel. The problem is the decorative rock gets washed away or becomes encased in the silt runoff.

The Association recommends leaving the drainage channels open with strategically placed native grasses and large boulders to **slow the water down** so it has a chance to **soak in and/or deposit silt along the way**. Seeding any bare areas will also help hold the soil in place. Remediating silt build up will be easier and more cost effective if drainage channels on lots are created in this manner.

2. Any drainage issue an individual lot owner may have needs to be corrected within the individual lot. The Association will not alter drainage on the common elements, nor will the Association create drainage channels on the knolls. Remember, any alteration to drainage requires written approval from the Architectural Review Committee *before* starting any work.
3. French drains are not recommended as the amount of silt runoff is high which will quickly fill the drains with silt rendering them useless.
4. The Association strongly advises members who share drainage easements to share the cost of remediation of those easements when the time comes.
5. If an easement is not properly maintained and adversely affects a neighboring property, the Association will take necessary action to remediate the drainage and/or damage, passing all costs associated with the remediation on to the party or parties responsible.