

Forest Park Estates Water Users Association, Inc.

POLICY LETTER 1-2013

Date: September 9, 2013

Subject: Property owner liability for Tenant/Lessee water usage/fees

The Board of Directors of the Forest Park Estates Water Users Association, Inc. (herein referred to as the corporation or FPEWUA) has found it necessary to adopt and implement the following policy.

WHEREAS, the Articles of Incorporation and the By-laws of the Forest Park Estates Water Users Association, Inc. clearly establishes the relationships between the corporation and its members; and

WHEREAS, the same Articles of Incorporation and By-laws identify and define members of the corporation as property owners of a home site within Forest Park Estates I, Forest Park Estates II and the Forest Park Outlots; and

WHEREAS, the same Articles of Incorporation and By-laws do not provide for any kind of legal relationship between the corporation and a non-property owner occupant of a home site within Forest Park Estates I, Forest Park Estates II and the Forest Park Outlots;

WE HEREBY RESOLVE THAT THE PROPERTY OWNERS OF PROPERTIES PROVIDED WATER BY THE CORPORATION SHALL, IN ALL CASES, BE LIABLE FOR THE PAYMENT OF WATER USAGE INCURRED BY THEIR RENTERS OR LESSEES. THIS WOULD INCLUDE THE PAYMENT OF ANY UNPAID AND DELINQUENT BILLS, ANY UNPAID AND DELINQUENT SPECIAL ASSESSMENT AMOUNTS AS WELL AS ANY PENALTY FEES ASSESSED AGAINST THE ACCOUNT PRIOR TO, DURING OR FOLLOWING A "SKIP OUT" OR PENALTY FEES AND RE-CONNECT FEES INCURRED AS A RESULT OF A WATER SHUT OFF SITUATION.

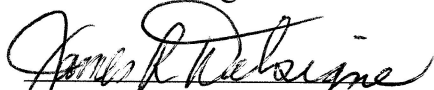
We would like to point out that any agreement or contract between the property owner and a tenant/lessee is just that, an agreement between THEM and does not constitute an agreement or contract with the FPEWUA. While the FPEWUA can bill the tenant/lessee for water usage directly, if requested by the property owner personally, there is no legal standing between the tenant/lessee and FPEWUA. The property owner is responsible for any unpaid water bills or fees. Monthly billings will be provided to both the tenant/lessee and the property owner. It is imperative that the FPEWUA be notified by the property owner in any cases of tenant/lessees occupying residences within the boundaries of the corporation and for arrangements to be made for payment of water services being provided.

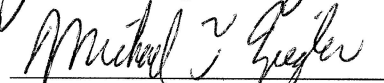
POLICY LETTER 1-2013 continued

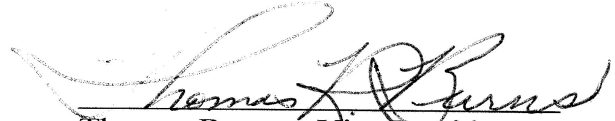
Board of Directors:



Donald C. Paul – President

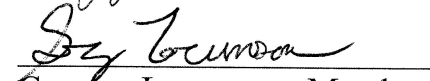

Richard Bridegroom – Treasurer


James Delsigne - Member


Michael Ziegler - Member


Thomas Burns – Vice President


Mary Jane Wunderwald- Secretary


Gregory Lorenson – Member