05-2454-701
6/8/05

Utah PSC Original Sheet No. 1

Schedule of Rates, Rules and Regulations

NORTH CREEK RANCH HOME OWNERS ASSOCIATION

TARIFF

for

WATER SERVICE

in the

STATE OF UTAH

Issued on one day notice to the Commission and to the public by authority of the Public Service Commission of Utah's Order in Case No. , filed

Issued: Effective:

By:

INDEX

DESCRIPTION SHEET NO.

Title And Authority.....1
Index.....2
Water Service And Rate Schedule.....3
Rules And Regulations.....4
1. Connections.....4
2. Application for Permit.....4
3. Metering of Service.....4
4. Meter Adjustments.....4
5. Service Connections.....4
6. Service Line.....5
7. Service Use Restriction.....5
8. Service Turn-on and Turn-off.....5
9. Disruption Liability.....5
10. Damage to Facilities.....5
11. Reading of Meters.....5
12. Billings and Payments.....6
13. Discontinuance of Service.....6
14. Regulated Usage.....6
15. Changes and Amendments.....6
16. Credit Deposit.....6
Facility Extension Policy.....7

NORTH CREEK RANCH HOME OWNERS ASSOCIATION

Original Sheet No. 3
P.S.C. Utah No. 1

WATER SERVICE RATE SCHEDULE

Applicability

Applicable in the entire service area, to water service for culinary purposes at one point of delivery.

Rates as herein set forth shall apply to each customer unit. A consumer unit is defined as a single unit dwelling or any store service station, cafe, factory, shop, processing plant, or other establishment or concern that might apply for culinary water service for domestic purposes.

The following rate is for a period of one month.

Usage	Charges	
First 12,000 gallons	$ 30.00	minimum charge for each service connection
Usage per 1,000 gallons	$1.50	per 1,000 gallons over 12,000 gallons
Penalty Overuse Charge	$5.00 per 1,000 gallons over: 326,000-gallon annual usage (1" meter) 652,000- gallon annual usage (1.5" meter) 1,304,000- gallon annual usage (2" meter)	
Monthly Stand-by Charge	$10.00	

Premises temporarily without meters will be charged the minimum rate.

Service Connection Charges

1" Service to Property Line *	$1,000.00
1.5" Service to Property Line *	$1,500.00
2" Service to Property Line *	$2,500.00
Turn-on service where meter is already in place	$100.00

* One-time charge for each service requiring new meter installation

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RULES AND REGULATIONS

1. Connections: No unauthorized person shall tap any water main or distribution pipe of the Company or insert therein any corporation cock, stop cock or any other fixture or appliance; or alter or disturb any service pipe, corporation stop, curb stop, gate valve, hydrant, water meter or any other part of the water system or attachment thereto. No person shall, without first obtaining a permit from the Company, connect or disconnect any service pipe to or from the mains or distribution pipes of said water system nor to or from any other service pipe now or hereafter connected with said system; nor make any repairs to, additions to, or alterations of any such service pipe, tap, stop cock, or any other fixture or attachment connected with any such service pipe.

2. Application for Permit: A permit shall be obtained from the Company before any service connection can be made to any part of the water system or before any work can be performed upon old or new connections. Such permit shall be issued upon written application on forms obtainable from the Company. Applicants for water service shall furnish, lay and install, at their own expense, all that portion of the service not provided by the Company, subject however, to the supervision and inspection of the Company.

3. Metering of Service: All water delivered by the Company to its customers shall be metered through water meters. Meters may be checked, inspected or adjusted at the discretion of the Company, and shall not be opened or adjusted except by authorized representatives of the Company. Only authorized representatives of the Company shall open meter boxes to turn on or off water except in case of emergency or when special permission is given by the Company.

4. Meter Adjustments: If the meter fails to register at any time, the water delivered during such period shall be billed at the minimum rate. In the event a meter is found to be recording at less than 97 percent or more than 103 percent of actual, the Company may make such adjustments in the customer's previous bill as are just and fair under the circumstances.

5. Service Connections: Any party desiring to obtain water service from the Company shall make application in writing. The service connection charges shown in this tariff include a meter, a meter box, a cover and a valved service line to the property line. The meter and meter box will be located as directed by the Company. All materials furnished by the Company shall remain the property thereof. The Company shall make excavation and installation from the main line connection to three feet beyond the meter.

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RULES AND REGULATIONS
(Continued)

6. Service Line: All service line materials and installation shall be provided by the applicant. Installation shall be inspected and approved by the Company before the service line trench is backfilled. The applicant shall provide a shut-off valve on each service line in an accessible location separate from the water meter box.

7. Water Use Restriction: The owner or occupant of any building or premises entitled to the use of water from the Company shall not supply water to any other building or premises without written permission of the Company.

8. Service Turn-on and Turn-off: Only authorized representatives of the Company shall turn on or off water at the meter box except in case of emergency or when special permission is granted by the Company. Service may be turned off by the Company when so requested by the applicant or when the applicant fails to abide by these regulations. Whenever the water is turned of at any premises, it shall be turned on again only upon payment in full of the applicable charge shown in the rate schedule.

9. Disruption Liability: The Company shall use reasonable diligence to provide continuous water service to its customers, and shall make a reasonable effort to furnish them with a clean, pure supply of water, but the Company shall not be held liable for damages to any water user by reason of any stoppage or interruption of his water supply caused by the scarcity of water; accident to system; water main alterations, additions or repairs: acts of God
or other unavoidable causes.

10. Damage to Facilities: Cost of any damage resulting from the failure of the owner, agent or tenant to properly protect the water meter or other facilities of the Company installed upon premises supplied with water, shall be assessed against such owner, agent or tenant. Water consumers shall not tamper with or remove the meter, or interfere with the reading thereof.

11.a. Reading of Meters: All meters shall be read by the Company as early in the spring and as late in the fall as shall be practicable, and monthly during the period in between. The monthly charges for the period between the last meter reading in the fall and the first meter reading in the spring shall be estimated based upon previous consumption and shall be adjusted on the bill for the first meter reading in the spring. The monthly charges during the remaining billing periods shall be based upon meter readings, except as provided for in paragraph 4 herein above.

RULES AND REGULATIONS
(Continued)

12. Billings and Payments: Bills covering the charges shall be rendered monthly and shall be due (15) days after being rendered. If any customer neglects or refuses to pay the water service bill or any other obligation due the Company within (30) days from the date of said bill, the Company's employees shall have the right to go upon the premises and do such work as may be necessary to disconnect the water service. Before the service is renewed, the delinquent bill or bills shall be paid in full, or payment arrangements satisfactory to the Company shall be made, and the established tariff charge for reconnection shall be paid.

13. Discontinuance of Service: Any customer wishing to discontinue service shall notify the Company so that the meter can be read for a final billing. Such final bill shall be due and payable upon receipt.

14. Regulated Usage: Whenever the Company shall determine that the amount of water available to its distribution system has diminished to such a volume that, unless restricted, the public health, safety and general welfare is likely to be endangered, it may prescribe such rules and regulations to conserve the water supply during such emergency. Such rules and regulations may include, but shall not be limited to, the restriction to certain hours (or total prohibition) of the use of water for outdoor watering.

15. Changes and Amendments: The right is reserved to amend or add to these Rules and Regulations as experience may show it to be necessary and as such amendments or additions are approved by the Public Service Commission of Utah.

16. Credit Deposit: The Company may at its option, and in lieu of established credit, require a deposit from the customer to assure payment of bills: such deposits shall be a minimum of 30 days' estimated bill or $ 25.00 . This deposit may be refunded when credit has been established. Deposits held over 3 months shall earn interest from the Company at the rate of 2 % per annum, beginning with the first day of deposit. Interest will be credited to the customer's account.

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FACILITY EXTENSION POLICY

Definition: An extension is any continuation of, or branch from, the nearest available existing line of the Company, including any increase of capacity of an existing line to meet the customer's requirements.

1. Costs: The total cost of extensions, including engineering, labor, and materials, shall be paid by the applicants. Where more than one applicant is involved in an extension, the costs shall be prorated on the basis of the street frontage distances involved or upon such other basis as may be mutually agreed upon by the applicants. Sufficient valves and fire hydrants must be included with every installation.

2. Construction Standards: Minimum standards of the Company shall be met, which standards shall also comply with the standards of the Utah Department of Environmental Quality. Pipe sizes shall be designated by the Company, but the size shall never be smaller than 4" (four inches) in diameter. The pipeline shall be installed only along dedicated streets and highways.

3. Water Storage and Supply: All costs for providing increased water supply and storage shall be paid by the Company. This cost shall include the installation and operation of pumps as required for proper pressure regulation of the system.

4. Ownership: Completed facilities shall be owned operated and maintained by the Company, including and through the meters, as detailed in the Tariff Rules and Regulations.

5. Temporary Service: The customer will pay the total cost for the installation and removal of any extension for service to a venture of a temporary or speculative nature. Such costs will be estimated and paid before work is begun on the extension.

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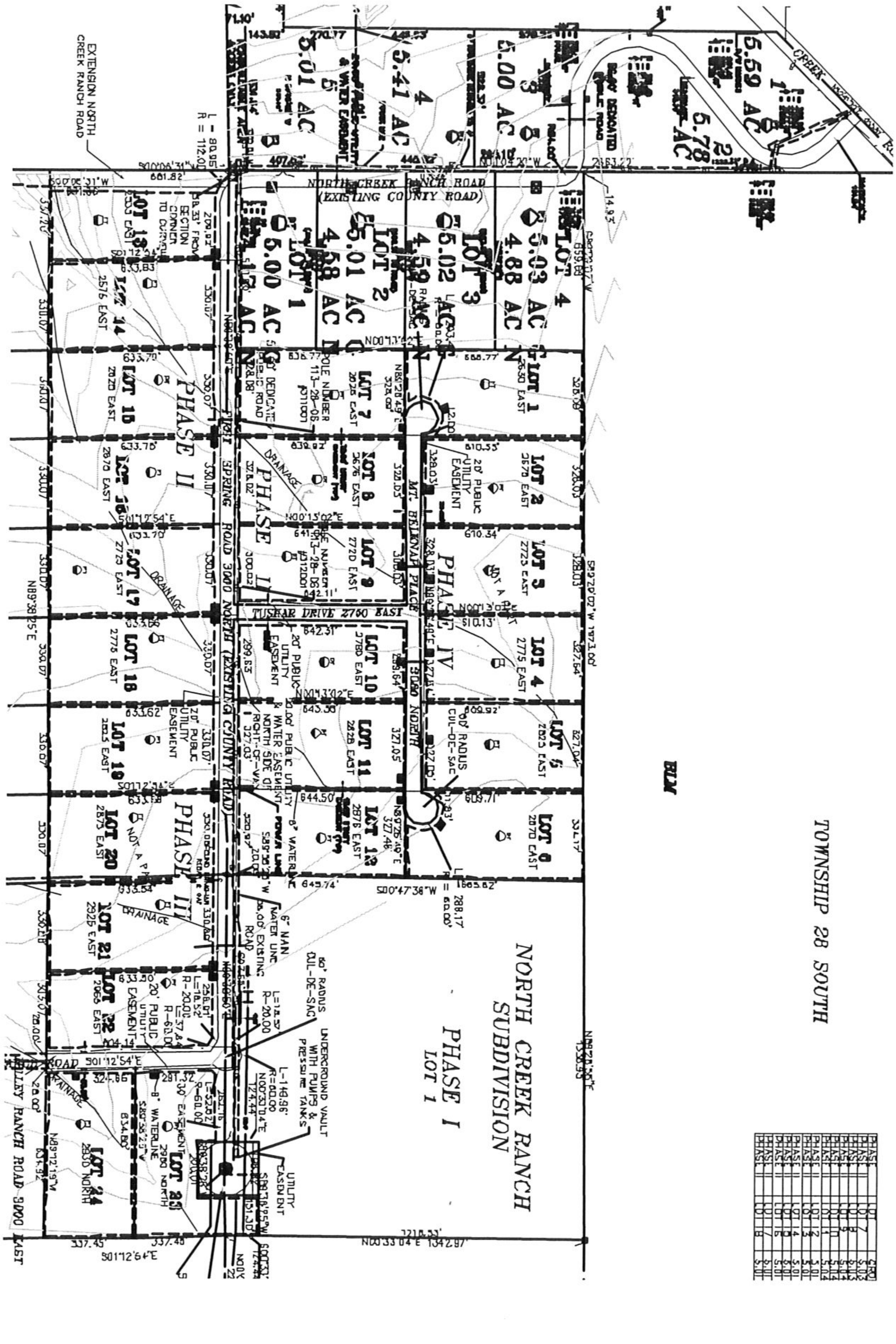
NORTH CREEK RANCH SUBDIVISION
PHASE I
LOT 1
TOWNSHIP 28 SOUTH
NORTH CREEK RANCH ROAD (EXISTING COUNTY ROAD)
TUSHAR DRIVE 2760 EAST
PHASE II
PHASE III
PHASE IV