

Appendix F

AGYC Drainage Policy

General Authority

AGYC is owner of and holds title to all roads (with the exception of Manzanita) within Alderbrook. On average, roads include 30 feet on each side of the centerline, about 15 feet of which is unpaved and reserved for road maintenance, and installation, repair and upkeep of utility and drainage facilities. An additional five-foot easement exists on the side and rear of each lot for utilities and drainage.

AGYC has the authority and responsibility to manage, control and make requirements affecting these rights-of-way and easements, for the benefit of all of its members. The B&A Committee has the authority to approve or disapprove development plans for individual lots, including consideration for lot clearing, topography and grading.

In recognition of the substantial increase in new construction and attendant change to existing drainage facilities, AGYC has adopted the following policy to aid in the management and control of surface and ground water runoff.

The dramatic increase in recent development of the lots at Alderbrook requires that AGYC take immediate and direct action to protect the rights of all Alderbrook members.

Standards

Surface water is drainage, produced by rain, melting snow, springs, or water that has escaped from a stream. When developing a lot, the owner may increase the rapidity or amount of flowage of surface water, and even change its direction of flow, so long as it continues to flow as diffuse surface water. However, a member shall not develop his or her lot so as to collect, channel and/or discharge surface waters onto downstream property. Even if these conditions are met, an upstream owner shall use good faith in changing the flow of surface water to the downstream lot, and also use reasonable care to prevent unnecessary damage.

Application of Standards

The Building & Architectural Committee shall consider all applications submitted in light of these standards, and approval of any such application is conditioned on compliance of the proposed project with them. In addition, AGYC will consider current conditions of previously approved and developed lots for compliance with these standards, and may require remediation of these lots as set forth below, taking into account both the severity of the damages caused or to be caused by the current conditions, and the expense and difficulty of remediation.

Responsibilities

Specific responsibilities relative to drainage-related issues are as follows:

- AGYC has the responsibility to install, maintain and repair facilities located in common areas, easements, rights-of-way and any other property owned by AGYC as may be required to assure that the standards are met, and road surfaces are protected.
- AGYC may install or improve drainage facilities within easements associated with individual lots as may be required to assure the standards are met.
- AGYC may create or impose requirements or rules on individual landowners to collect, control, divert or otherwise manage the flow of surface water, as required to assure the standards are

met. In doing so, AGYC will take into account both the severity of the damages caused or to be caused by the current conditions, and the expense and difficulty of remediation. These requirements or rules may vary according to the location and topography of individual lots.

- Individual lot owners are responsible for management and control of water coming onto their lot and water generated on their lot through the creation of impervious surfaces, when the result fails to meet the standards.
- This policy will be implemented with consideration for practical challenges facing an upstream owner, where reasonably possible to do so and meet the standards.

Requirements

This policy sets forth certain requirements, may be supplemented from time-to-time by AGYC, as conditions warrant.

- AGYC maintains all rights-of-way, unless individual lot owners desire to maintain them in a manner consistent with Alderbrook policy. No structures, hard landscaping or vegetation is allowed in the rights-of-way that may impede the natural flow of water, interfere with emergency vehicle use, interfere with AGYC road and/or maintenance vehicles, or hamper pedestrian access. Where such impediments may exist, AGYC retains the right to remove, at the owner's expense.
- All NEW construction shall include a plot plan showing installation of all drainage facilities that collect, manage or control the flow of surface or ground water. The plot plan is part of the B&A approval process, and shall require written and documented approval.
- Pursuant to this policy, AGYC or B&A may require certain sites with unique location or topological features to include specific water collection, routing or retention devices. Such devices could include collection basins, French drains, tight lines or infiltration systems. Costs of installation of any such facilities will be borne by the landowner.
- For previously approved and developed properties, AGYC may require culverts or other drainage facilities to be installed, as set forth above, to assure that the standards are met. If such facilities be required, AGYC will notify affected homeowners prior to implementation, unless an emergency exists, in the reasonable discretion of AGYC. If an emergency exists, AGYC will work with affected owners to minimize the impacts of AGYC requirements, while protecting all lots and common properties from damages. AGYC will make a reasonable effort to return the affected area to a condition similar to that which existed prior to the installation of the improvement. However, macadam, cement or driveways other than gravel over the right of way will be replaced with asphalt or gravel to "as before" condition.

For additional information on specific drainage issues or requirements, please contact the GM or a member of the following committees:

- The B&A Committee regarding to new or revised projects or construction drainage issues on private lot.
- The Greens Committee or Golf Course Superintendent for all drainage issues on the golf course.
- The General Manager for all AGYC common areas.
- The Roads & Drainage Committee for AGYC roads, rights-of-way and easement drainage issues.