



Requirements for Golden Oaks and Easement Properties to install water pipes or other utilities along the private roads located within Golden Oaks:

Nothing in this addendum to the CC&R's is meant to deter home owners from hooking up to treated water provided by Nevada Irrigation District (NID).

These rules have been established to ensure consistency, preservation of the land owned and maintained by the association and to ensure safe treated drinking water as individuals hook into the water system at their own expense.

Golden Oaks Association is not in any way responsible to provide water, pay for any type or part of the project, planning, restoration of the terrain, maintenance, damage caused by the projects, damage caused by any kind of failure of the water pipe, contractor(s), repair to the road to return it to its original state if equipment damages it or the pipe line crosses it, damage to other landowners property caused by the construction or water damage, These expenses are the burden of the homeowner(s) who own(s) the system.

We recommend you check with your insurance company to ensure coverage of the pipe system and any damage caused by it.

Requirements :

1. Obtain Golden Oaks Board permission for project – submit a set of drawings (hand drawn or done on a google earth map will suffice) to include the pipeline, size of the pipe and a list of the home or homes that are going to utilize the same pipe and or trench to lay their own pipe in.

A final set of detailed Drawings SHALL be prepared once the project is completed to ensure we (the association) has a written record of exactly where your water pipes are so that any future projects can be advised, so your water hopefully is not effected by other future projects, etc The association will provide copies to future project for reference, but again the association shall be held harmless for any damage to any water pipe system within Golden Oaks regardless of the installation date, etc.

2. Work with NID – Understand costs and their requirements. Provide a copy of their paper work as it is obtained to be added to your file with the association. Golden Oaks reserves the right to meet and confer with NID on each project to ensure integrity to the land owned and maintained by the association.
3. Work with all neighbors between you and the existing water source – and beyond your property when sensible – this can make costs manageable, and prevent having to redo the work - there should be one trench for all pipes
4. All construction will be done to county/state/federal code standards for treated water for legal and liability reasons. Please consult with county Planning department or NID for the most recent regulations.
 - a. Follow standards of depth and installation: 18” deep,
Correct type of pipe (size, for potable water, and strength)
Sand or DG both under and covering pipe(s),
 - b. The shoulders and easement areas SHALL be returned to their original condition. If not, then the association may have an outside contractor due the work at the expense of the homeowner to return the association property to its original state or better.
 - c. All road ways affected or damaged by the work or laying of pipe shall be repaired at the homeowner’s expense to return the road to the condition of the road surrounding it.

5. A tracer wire SHALL be buried with all pipes that are placed into any area of the easement for easy identification and locating the pipes in the future.

Non-degradable tags SHALL be placed approximately every 50 feet and at the entry to the association easement and the termination point of the water pipe system on association property identifying the specific ownership of the water pipe system.

6. The owner of the pipe line is responsible for any and all damage caused by a break, leak or any other type of failure of their pipe system to any area owned and controlled by the Association regardless of the cause of the damage.
7. Any failure on any part discussed above will place all liability on the homeowner who has placed at his expense the pipe(s) into the ground.
8. The Golden Oaks Board needs to approve all construction and sign off that is has been installed to these standards.
9. The Golden Oaks Board will place a lien on any property where the owner(s) fail to address and remedy any costs incurred with damage to roads or shoulders.