

**2.1 Septic System Maintenance: COMMUNITY MAINTENANCE POLICY FOR INDIVIDUAL – OWNED “ON LOT” SEPTIC SYSTEMS AS OF OCTOBER 15, 2013**

WHEREAS, the Sunrise Lake Property Owners Association, Inc. and Board of Directors have the responsibility to

the community for the protection of community environment and,

WHEREAS, individual owners have installed and are required to own, maintain and operate their individual “on

lot” system according to the Commonwealth of Pennsylvania on lot sewage requirements and,

WHEREAS, “Individual on-Lot Sewage System” shall mean a system of piping, tanks and other facilities serving

one or more lots which system collects, treats and disposes of domestic sewage into an absorption area in

compliance with all applicable state and local regulation, and,

WHEREAS, the Pennsylvania Department of Environmental Protection recommends that all “on lot” septic

systems be pumped every three (3) years in order to properly maintain the “on lot” septic system and protect

the Community environment.

Therefore, the Sunrise Lake Property Owners Association, Inc. Board of Directors does hereby, enact, provide notice and plan to enforce and regulate the following “Community Maintenance Policy” for individual – owned “on lot” septic systems.

1. The owner of each individual lot shall be solely responsible for the installation, maintenance, repair and replacement of a septic system on the lot to provide proper waste disposal for any dwelling constructed on the lot. The owner of the lot shall install, maintain and use the septic system in accordance with any applicable federal, state and local laws or regulations. The individual lot owners agree to release Sunrise Lake Property Owners Association and save it harmless for any claims arising out of the installation, maintenance or use of the septic system installed on their properties. Each person who owns a property on which a septic tank is located within the Community shall also comply with the following:

**a.** Have the septic system tank on their property cleaned by a properly licensed pumper/hauler at least every three (3) years or whenever inspection of a septic system reveals that septic system tank is filled with solids or scum in excess of one third (1/3) the liquid depth of the tank, whichever is later.

**b.** Provide the Association with a receipt, in a form approved by the Association, documenting date on which septic system tank was cleaned or inspected by a Pennsylvania licensed pumper/hauler, documenting that solids and scum in septic system tank have not reached a depth that requires cleaning in accordance with criteria of 1a. **The integrity of the tank and related parts must also be inspected and replaced if needed.** The receipt must be submitted to the Association within 30 days of inspection or pumping.

**c.** Inspect the septic system tank at least every two years {within 24 months of previous inspection) until septic system is cleaned. When septic system tank is cleaned, an owner can wait three years before the next inspection in accordance with entries 1a.

**d. Failure to comply with the rule will result in a warning. If the system is not inspected and or pumped within 30 days of the warning a \$100.00 fine will be levied every 30 days until the system has been inspected or pumped.**

Adopted this 15<sup>th</sup> day of October, 2013 and scheduled for enactment ninety (90) days from the date of adoption for January 15, 2014. (Old Rule #49a)