

Bear Mountain Water District Septic System Policy

Note—

When Chelan County approved the Bandera/Sabio Subdivision, it was mandated that the Bear Mountain Water District (BMWD) be responsible for facilitating the permitting, installation, operation and maintenance of the high-tech septic systems that are required in the Bandera/Sabio Subdivision. This Subdivision has recorded covenants that expressly prohibit property owners from independently contracting for Septic System services. Per Section 3.23 of the Bandera/Sabio covenants, property owners must contract directly and exclusively with BMWD for the installation, operation, maintenance, replacement and/or modification of the site septic system. (See Below)

The procedure for installing the Septic System is as follows—

- 1) Upon notification by the Owner, Architect, Builder or Septic Designer of a request from the property owner(s) for septic system design and a C-DHD (Chelan-Douglas Health District) permit, BMWD will require:
 - a) A \$1,500 deposit from or for the legal owner(s) to cover the initial engineering and permitting costs
 - b) Receipt, from the legal owner(s) of an executed Septic Installation/Connection Agreement (attached)
 - c) An approved Water Availability Letter for the property must have been previously obtained
- 2) When the design work is completed, submitted to the C-DHD, and a permit is issued—the BMWD will engage a certified contractor to install the septic system. It is crucial to understand that this work will be done outside the purview of the Builder, and by the District's certified installer. This will certainly need to be coordinated with the Builder, but payment for the installation of the Septic System will be made directly to the BMWD in two additional steps:
 - a) Prior to the installation working starting, the BMWD will invoice the legal owner for 50% of estimated construction costs (including WA Sales Tax) of system installation.
 - b) When the system installation is completed and certified by the C-DHD, the BMWD will aggregate all costs (including an overhead fee for BMWD oversight and administration), and invoice the owner for the total contract amount, less the two payments made for both paragraphs 1A and 2A above.
- 3) When the system is operational, the BMWD is responsible for the scheduling of routine system maintenance and inspections, following up with the owners, facilitating tank pumping, and scheduling all necessary repairs. These services are supported by the monthly Septic Service fees paid to the BMWD.
- 4) If extraordinary maintenance or repairs are needed, as determined by the Certified Septic Technician, BMWD will determine the required action, the costs, and will facilitate the needed work to be done. BMWD will then pay the contractor(s) directly and in turn invoice the owner for the incurred costs, including any necessary administration fees to oversee the repairs.

It must be remembered while the property owner(s) maintain ownership of the septic system; the BMWD has been charged by Chelan County with oversight and management of the design, installation, maintenance, any subsequent revision to the system (i.e., pool or irrigation installation may require system revision) and septic repairs needed on the property.

The property owner(s) grant BMWD and/or their agents the right to access said property as required to facilitate all necessary septic services. Access for such maintenance and pumping must be considered in property and landscaping design. The property owner also agrees that they are responsible for utilizing the septic system within the design parameters of the product.