



Private Drainline Repair (Policy No. 24)

The general plan of development for Snoqualmie Ridge anticipated that the Association might perform some required task that actually benefits only one home owner or just a few home owners. The Covenants generally provide that the Association allocate the expense of performing such tasks to the specific home owner(s) for whose benefit the task was performed. *SR Covenants, Section 7.2.*

One such task is set out in a note on the face of all final Snoqualmie Ridge Plat Maps. *Roof and Footing Drain Note ("SR Plat Note")*. Storm water makes its way from a specific home to the City owned storm water conveyance system by way of an underground drainpipe(s) running from the home, beneath its yard (the "Yard Line"), then beneath the public right of way and public street to a point at which the pipe(s) connect with the City's storm water conveyance system (the "Street Line").

Where storm water from two or more homes reaches the City's storm water system through a single drain line that accepts water from two or more Yard Lines, that single drain line is a "party structure" and costs of repairing it are to be shared equally by the owners who make use of it. *SR Covenants, Section 13.1 through 13.2.* Where one home's storm water reaches the City's storm water system through a drain line that serves only that home, that drain line comprises part of the Unit and the owner bears sole repair responsibility. *SR Covenants, Section 5.2.*

In each case, an owner whose home is benefited by a specific storm water drain pipe is responsible for maintaining and repairing that line. With respect to the Yard Line, the owner must both make repairs and pay for repairs. With respect to the Street Line, the Association controls any repair work - (because the City will hold the Association responsible for the quality of any repair work that takes place to a line located beneath the public right of way and street) - and the home owner(s) ultimately bear the expense the Association incurs in performing such work.

SR Plat Note.

This policy is intended to clarify the steps by which a home owner and the Association will cooperate in investigating the cause of a drainage problem and in arranging for necessary repair work and for paying the costs associated with completion of such repair work. These, then, are the sequence of steps that will generally be followed in fulfilling obligations set out in the Covenants.

1. At the first sign that a home's drain pipe system is not functioning as it is meant to function (i.e. storm water backing up on the Lot in unusual volumes), the home owner should promptly take reasonable steps to investigate the scope and cause of the drainage problem.

2. Since such drainage problems are often the result of a blockage in the Yard Line, and the Association is not involved in repairing Yard Line blockage, the homeowner should take all corrective actions reasonably necessary to remove any obstructions in, and make any necessary repairs to, the Yard Line. This includes, but is not limited to, flushing the line, and repairing/replacing the damaged or blocked line. .

3. If the homeowner has taken all reasonable action to remove any cause within the Yard Line, the owner shall contact the Association and provide evidence proving, to the Association's reasonable satisfaction, that:

a. The Yard Line is not a cause of the problem; and

b. The Yard Line / Street Line is one the City Engineer approved before its installation and is located where it is shown on the City's "As Built" drawings for that home (an "Approved Line"). (**Note:** The storm drain easement permits City approved lines to exist beneath the public right of way and street and the Association's obligations are tied to **City permitted** lines beneath the public right of way and street. If a Yard Line and its corresponding Street Line are not an Approved Line, then the homeowner must obtain City Engineer approval of the Yard Line / Street Line before requesting any corrective work from the Association.)

4. Once the homeowner has demonstrated, to the Association's reasonable satisfaction, that the drainage problem is caused by a blockage or other condition in the Street Line, then the Association will investigate whether some aspect of the Street Line portion of the Approved Line is the cause of the problem and, if it determines it is, then determine what actions, if taken, are likely to remedy the problem.

5. Costs associated with investigating the cause of the problem, and performing work necessary to remedy the problem, will be specifically assessed to the Unit(s) benefited by the repair. If the cost associated with performing work necessary to remedy the problem in the Street Line is significant enough, in the Association's opinion, that the Association determines it would be reasonably prudent to obtain funds to cover the costs from the benefitted owner(s) before undertaking the Street Line work, then the Association may request that the owner(s) deposit with the Association an amount it will apply to the cost of the work. If the owner declines or fails to deposit the funds requested, the Association may either suspend its repair work until funds are deposited, or it may undertake the repair work and specifically assess the owner for the cost of the work.

Policy #24
Adopted by the Board of Directors
March 09, 2012