



# Tate Monroe Water Assn., Inc.

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## **New Owner Checklist**

- Complete Water Availability Form
- Complete Water User's Agreement
- Complete Right-of-Way Easement (If applicable)
- Complete USDA Rural Development Background Form
- Provide Proof of Ownership (Deed, Closing Statement, Etc.)
- Pay Current Tap Fee (\$2,200.00)
- Pay Membership Fee (\$10.00 one time charge)
- ACH Electronic Payments Authorization Form

## **New Owner Documents for their Records**

- Copy of Water User's Agreement
- Copy of Easement
- White Flag to place where vault is to be set
- TMWA Rules & Regulations
- TMWA Water Rates & Service Charges
- TMWA Safety & Health Standards for Connection to Public Water

Phone: (513) 734-2236  
Fax: (513) 734-7950

Mailing Address:  
2599 State Route 232  
New Richmond, Ohio 45157

**Tate Monroe Water Assn., Inc.**  
Water Availability Application And  
Cross Connection Questionnaire  
(Residential)

Owner(s) (Please print as it appears on deed) Deed holder 1: \_\_\_\_\_

Deed holder 2: \_\_\_\_\_

Phone: \_\_\_\_\_ General Contractor (If applicable): \_\_\_\_\_

Submitted By: \_\_\_\_\_ Township: \_\_\_\_\_

Parcel #: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision Name (If applicable); \_\_\_\_\_

Project Address: \_\_\_\_\_ Street \_\_\_\_\_ City \_\_\_\_\_ Ohio, \_\_\_\_\_ Zip \_\_\_\_\_

Distance and direction of nearest intersecting road. \_\_\_\_\_ (ft) (Circle One) N E S W NE NW SE SW

**Building/Complex Description:**

\_\_\_\_\_ Single Family \_\_\_\_\_ Multiple Family \_\_\_\_\_ No. Family Units \_\_\_\_\_ No. of Stories

Maximum Flow Requirements: \_\_\_\_\_ Gallons Per Minute (GPM)

**Circle Yes or No:**

Residential Lawn Sprinkling System	Yes	No	
In Home Sprinkler System	Yes	No	
Boiler Heat	Yes	No	
Self Draining Hydrants, Fountains, Hose Boxes	Yes	No	
Dishwasher	Yes	No	
Swimming Pool:	Yes	No	If Yes, Fill Method _____
Whirlpool or Jacuzzi Bath	Yes	No	If Yes, Fill Method _____

**Auxiliary Water Storage:**

Type and capacity in gallons: \_\_\_\_\_ Gravity Tank \_\_\_\_\_ Pressure Tank \_\_\_\_\_ Reservoir \_\_\_\_\_ Gallons

Will it be filled with Tate Monroe Water Yes No

The undersigned owner of this building or agent of the owner hereby certifies that the information and statements given on the application, drawings and specifications are, to the best of his/her knowledge, true and correct and acknowledges that action taken on this application does not constitute approve for sizing, metering and /or cross connection control or for other additional/different requirements of Tate Monroe Water's Rules and Regulations.

Signature of Applicant: \_\_\_\_\_ Company: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Company: \_\_\_\_\_ Date: \_\_\_\_\_

**Office Use Only:**

Water is Available \_\_\_\_\_ Yes \_\_\_\_\_ No

\_\_\_\_\_ Water is available contingent on following conditions: \_\_\_\_\_

Permit Type \_\_\_\_\_ State \_\_\_\_\_ County \_\_\_\_\_

\_\_\_\_\_ Elevation

\_\_\_\_\_ Bill for additional service line . Total Length (\_\_\_\_\_) - 70=\_\_\_\_\_ feet x \$\_\_\_\_\_ per foot = \$\_\_\_\_\_.

\_\_\_\_\_ Residential sprinkler system - Minimum usage based on one inch meter. Actual meter size \_\_\_\_\_.

Employee Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# WATER USER'S AGREEMENT

READ BEFORE EXECUTING THIS AGREEMENT

*This agreement entered into between Tate-Monroe Water Association, Inc., a non-profit corporation, herein after called the "Association", and \_\_\_\_\_,   
 *Print Name*  
 member/water user of the Association hereinafter called the "customer".*

## WITNESSETH:

Whereas, the Association is owner and operator of a rural water system which is organized pursuant to ORC Sections 1702.01© and 5709.111. Whereas, the Customer desires to purchase water from the Association and to enter into a water user's agreement as required by the Code of Regulations and/ or Rules and Regulations of the Association. NOW THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, it is hereby understood and agreed by the parties hereto as follows:

The Association shall furnish, subject to the limitations set out in its Code of Regulations and/or Rules and Regulations now in force or as hereafter amended such quantity of water as the Customer may desire in connection with Customer's occupancy for the following:

### The Customer Agrees:

1. To grant to the Association, its successors and assigns, a perpetual easement, if required, (Form FmHA 442-20) in, over, under and upon the above described land, with the right to erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove water pipelines and appurtenant facilities, together with the right to utilize adjoining lands belonging to the customer for the purpose of ingress to and egress from the above described lands.
2. To comply with and be bound by the Articles, Code of Regulations and/or Rules and Regulations of the Association, now in force, or as hereafter duly and legally supplemented, amended, or changed.
3. To pay for water at such rates, time and place as shall be determined by the Association, and agrees to the imposition of such penalties for noncompliance as are now set out in the Association's Code of Regulations, or which may be hereafter adopted and imposed by the Association.
4. That no other present or future source of water will be connected to any waterlines served by the Association's waterlines and will disconnect from the present water supply prior to connecting and switching to the Association's system and shall eliminate their present or future cross-connections in the Customer's system. THERE WILL BE NO CROSS-CONNECTIONS BETWEEN THE ASSOCIATION'S WATER LINE AND PRIVATE WELLS OR CISTERNS.

### The Customer Shall:

1. Install and maintain at the Customer's expense a service line which shall begin at the end of the meter pigtail and extend to the dwelling or place of use. Water service separately metered for each house, trailer, or other living unit. The Customer shall install a gate valve, a dual check valve, a pressure reducing valve and expansion tank as required by the association.
2. Not place a fence between the meter setting and the residence so that the fence would have to be breached to read or service the meter.
3. Keep the area around the meter setting clear of dirt, vehicles, foliage, etc. and shall be financially responsible for having the meter raised or lowered from the initial setting as a result of landscaping, for any damage to the setting as a result of property maintenance or construction, and for the Association's charges for clearing the area due to lack of maintenance by Customer.
4. Relocation of the water meter, after it is set, due to property boundaries, final grade or driveway relocation, or any other circumstance, will be at my cost.

### The Association Shall:

1. Purchase and install a cutoff valve and a water meter in each service line to which the Association has exclusive use.
2. Have the final authority in any question of location of any service line connection to its distribution system; shall determine the allocation of water to Customers in the event of a water shortage; and may shut off water to a customer who allows a connection or extension to be made of the Customer's service line for the purpose of supplying water to another property or unit. In the event the total water supply shall be insufficient to meet all the needs of the Customers, or in the event there is a shortage of water, the Association may prorate the water available among the various Customers on such basis as is deemed equitable by the governing board, and may also prescribe a schedule of hours covering use of water for garden purposes by Customers and require adherence thereto or to prohibit the use of water for garden purposes, washing cars, watering lawns, etc. provided that if at any time the total water supply shall be insufficient to meet all the needs of all the Customers, the Association shall supply water to the Customers in the following order of priorities: (1) domestic purposes (2) livestock purposes (3) garden, lawn, or washing vehicles, etc.

**THE CUSTOMER ACKNOWLEDGES** that the Association does not warrant any type of fire protection as a part of this agreement and the Customer expressly releases the Association from any and all claims which might hereafter arise due to loss by fire, or incident thereto, should either the water pressure, water supply, or water hydrant fail or prove insufficient to extinguish any fire.

**IN THE EVENT THAT WATER SERVICE CANNOT BE MADE AVAILABLE** by the Association to the Customer for reasonable cause, the Association shall have the right to terminate this agreement by delivering written notice to the Customer at the earliest possible date.

**THE GOVERNING BOARD** shall have the authority, in addition to all other rights and remedies, to terminate this agreement in the event that the Customer violated any of the term(s) of this agreement and, in such event, the Customer shall not be entitled to receive, nor the Association obligated to supply, any water under this agreement. If the Customer thereafter complies with the terms of the Agreement, pays all water charges in arrears, all penalties levied against him and the reinstallation fee provided in the Association's Rules and Regulations, he shall then be entitled to a resumption of water service subject to all regulations of the Association.

**IN THE EVENT** that the Association installs a water main, at their expense, or as a part of a project to which certain potential customers have subscribed and agreed to pay either the entire cost or a portion thereof and thereafter a potential customer(s) attempts to withdraw from their obligation, then such potential customer(s) shall be responsible for a portion of the total cost of the project divided by the number of potential customers who have committed to the project.

**THE FAILURE OF A CUSTOMER** to pay water charges duly imposed shall result in the automatic imposition of the following penalties:

1. The NET amount of the bill is payable on or before the due date indicated on the bill. Where payment for service is mailed to the Association, the postmark will be taken as the time that the payment is received. Failure to receive bills or notices for water service will not relieve the Customer from responsibility for prompt payment.
2. Payments on bills not received by the due date will be charged a ten percent (10%) penalty. This amount shall constitute the gross amount. If the gross payment is not received fifteen (15) days after the due date, the amount becomes delinquent and service will be discontinued.
3. In the event it becomes necessary for the Association to shut off water to a Customer's property for nonpayment, all unpaid charges plus an established delinquency processing fee must be paid prior to re-establishment of service. **Payment will be accepted only by Cash, Check, Money Order, or Credit Card, after water has been shut off, including fines and costs for damage to lock or service in any way.**

**IN WITNESS WHEREOF**, we have hereunto executed this agreement this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Association Authorized Official

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
**ATTEST:** Secretary or Clerk

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Phone Number

**Service Address:** \_\_\_\_\_ OHIO \_\_\_\_\_  
Street City Zip

**Billing Address:** \_\_\_\_\_  
Street City State Zip

<b>For Office Use Only:</b>		
Residential (Service Address): _____ Address	Easement Provided (Circle One) YES NO	Amount to be billed: _____
_____ City Ohio, _____ Zip	Date Vault Set _____, 20____ (if applicable)	Account Number: _____
		Date Received: _____

FHA-Oh 442-20

(7-97)

## RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that

\_\_\_\_\_

whose address is:

\_\_\_\_\_

(hereinafter called Grantors) in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by the Tate-Monroe Water Assn., Inc., hereinafter called the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace, and remove water lines, service lines, hydrants, valves, controls and appurtenances, along the \_\_\_\_\_ side of the \_\_\_\_\_ Road, over, under, through, and across the following land owned by the Grantors in State of Ohio, County of \_\_\_\_\_, Township of \_\_\_\_\_ and being more particularly described as follows:

Purchased From: \_\_\_\_\_

Date Purchased: \_\_\_\_\_ Acreage: \_\_\_\_\_ Parcel # \_\_\_\_\_

*For Office Use:*

(Being real estate acquired by Grantors in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, \_\_\_\_\_ Clermont County Recorder's Office) together with the right of ingress and egress over the Grantor's adjacent lands for the purposes for which the above-mentioned rights are granted, the easement hereby granted shall consist of a twenty (20)-foot right-of-way located ten (10) feet on each side of the center line of the water line as constructed. In the event said road is widened or improved, Grantee may move said water line along the side of the new road's right-of-way so as to permit said widening or improvement and the new right of way shall be established by the same method aforesaid. Grantors, for themselves, their heirs and assigns, agree that upon the completion of the laying and installing of the water line and appurtenances, not to remove any dirt, sand, gravel or cover material from the top, or the immediate vicinity, of the water line, and that the same depth of dirt, fill material and cover will be maintained as is there upon the completion

of the installation and laying of said water line and appurtenances. The consideration recited herein shall constitute payment in full for all damages sustained by the Grantors by reason of the installation of the lines and appurtenances referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to the Grantor's premises. This Agreement together with all other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns. The Grantors covenant that they are the owners of the above described land and that said lands are free and clear of all encumbrances and liens except the following:

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THIS DOCUMENT MUST BE NOTARIZED.

IN WITNESS WHEREOF the said Grantors have executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_. Signed and Acknowledged in the presence of:

_____	_____	_____	_____
Signature	Owner	Signature	Owner
_____	_____	_____	_____
Print Name		Print Name	

STATE OF OHIO, COUNTY OF \_\_\_\_\_ SS:

On this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_, before me, the subscriber, a Notary Public in and for said County, personally came \_\_\_\_\_ the Grantors in the foregoing instrument, and acknowledged the signing thereof to be \_\_\_\_\_ voluntary act and deed for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid.

Prepared by

McConn & Cutrell Attorneys at Law

202 S. Main Street

Georgetown, Ohio 45121

\_\_\_\_\_

Notary Public

My commission expires \_\_\_\_\_

# Tate Monroe Water Assn., Inc.

LOCATION 2599 SR 232 NEW RICHMOND, OHIO 45157  
MAILING ADDRESS: BOX 90, BETHEL, OHIO 45106  
PHONE: 513-734-2236  
FAX: 513-734-7950

The following information regarding race, national origin and gender is requested to assure the Federal Government, acting through Rural Development, that Tate Monroe Water Assn., Inc, is complying with Federal Laws prohibiting discrimination against applicants.

You are not required to provide this information, but are encouraged to do so. This information will not be used in evaluating your application or to discriminate against you in any way. However, if you choose not to furnish it, Tate Monroe Water Assn., Inc. is required to note your race, national origin and gender on the basis of visual observation or surname.

## **RACE**

American Indian/Alaskan Native \_\_\_\_\_

Asian \_\_\_\_\_

Black or African American \_\_\_\_\_

Native Hawaiian or Other Pacific Islanders \_\_\_\_\_

White \_\_\_\_\_

Female \_\_\_\_\_

Male \_\_\_\_\_

## **ETHNICITY**

Hispanic or Latino \_\_\_\_\_

Not Hispanic or Latino \_\_\_\_\_

Female \_\_\_\_\_

Male \_\_\_\_\_

*“This institution is an equal opportunity provider and employer.”*

*If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).”*

## TATE MONROE WATER SAFETY AND HEALTH STANDARDS FOR CONNECTION TO PUBLIC WATER

Connections to the Tate Monroe Water Assn., Inc. (TMWA) system must be installed in the following manner:

- 1) The customer's service line must be connected to the end of the 1 inch CTS P.E. tubing, referred to as the pigtail connection, located outside the meter vault. **See Figure 1 below.**
- 2) The service line should be one of the following types:
  - a) Copper K Type, Plastic (PVC, CPVC, PE)
  - b) Must be National Sanitation Foundation (NSF) approved.
- 3) The expansion tank must be on the cold water line going to the water heater.
- 4) Materials must be rated at 200-lbs test pressure or greater.
- 5) The service line should be a minimum of  $\frac{3}{4}$  inch I.D. (inner diameter) and installed at a minimum of 36 inches deep.
- 6) A **gate valve, dual check valve, pressure reducing valve, and an expansion tank** must be installed on all service lines unless approved by TMWA. The valves must be located in an area that is easily accessible for maintenance and before any consumption. Install the expansion tank on the cold water line near the water heater. TMWA personnel are **not permitted** to enter crawl spaces. Valves located within a crawl space must be accessible without entry.
- 7) Water meters and service lines must be installed on the customer's property, within 10 to 15 feet on either side of the driveway, and at least 10 feet from sewage systems. TMWA must approve the meter location before the customer installs their service line. If the meter vault is located off the customer's property, it will be at the customer's expense to have it relocated. **(Customer is responsible for knowing his/her property boundaries.)** The customer and/or contractor is required to call Ohio Utility Protection Service at 1-800-362-2764 to have all underground utilities marked before any excavation.
- 8) **Meters will be kept accessible at all times.** If fences are installed, gates must be placed close to the meter.

The Environmental Protection Agency and the Ohio State Plumbing Code prohibits the cross connection of a public water system with a private supply. There must be no physical tie between the public water supply and the private water system. TMWA will make inspections when the service is installed and at random anytime in the future.

Please contact the TMWA's office Monday through Friday from 9:00AM to 4:00PM to schedule an appointment for the inspection of the valves in your plumbing system. Please allow at least 24 hours notice when making this appointment. The meter will be installed once your plumbing system has passed TMWA's inspection. Failed inspections will require an additional fee.

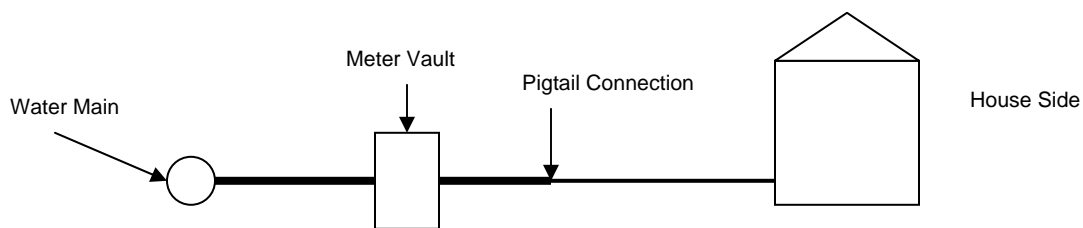
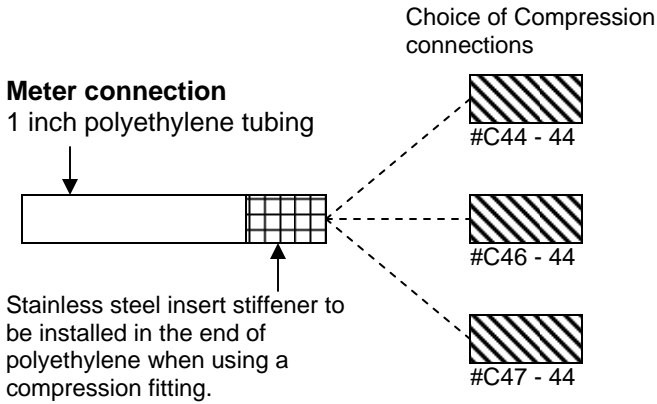


Figure 1

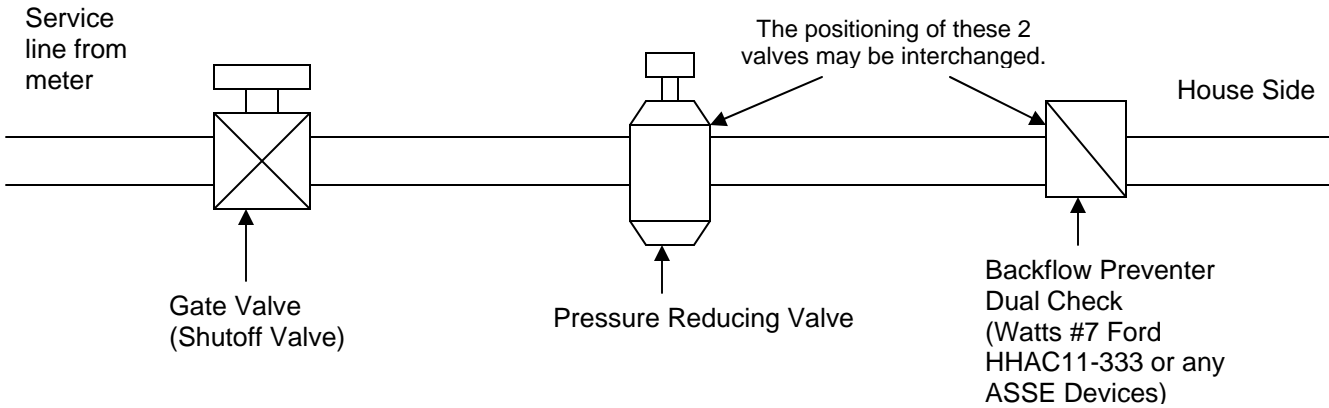
**THE CUSTOMER MUST CLEARLY MARK THE LOCATION OF THE METER TO MEET TMWA'S APPROVAL (SEE ITEM #7). FINAL GRADE MUST BE ESTABLISHED BEFORE THE METER IS SET OR THE CUSTOMER WILL BE REQUESTED TO PAY FOR ADJUSTMENTS IN ITS LEVEL.**





**Possible service lines to house**

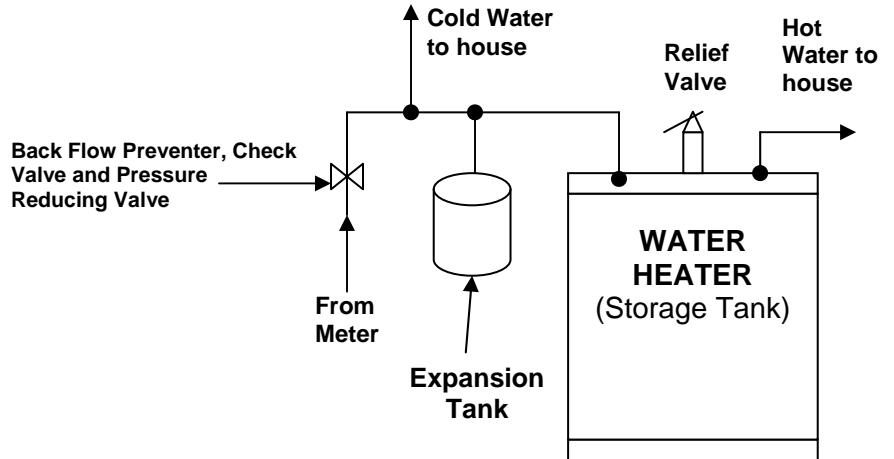
- 1-inch copper tube or CTS polyethylene O.D. 1.125"
- 1- inch iron pipe size polyethylene O.D. 1.135"
- 1-inch schedule 40 PVC O.D. 1.32"



**Why the Little Water Tank?**

Article by Don Blum from OpFlow Magazine

This is a question asked by many homeowners. The little tank that the plumber installed in the cold water line will extend the life of your water heater. Water expands when it is heated. This expanded water previously pushed the water in the cold water line back into the water main. However, with various codes now requiring backflow prevention devices and pressure reducing valves to be installed in the water system, the water can no longer back into the water main. The "Little Tank" is an expansion tank, which acts as a temporary storage site for the expanded water. Without this tank, your hot water heater could fail prematurely because of the high internal pressure created by the expanded water. This tank also prevents the water heater relief valve from popping off and possibly failing when really needed. The expansion tank helps to extend the life expectancy of other water using appliances by preventing the increase of water pressure. Now you know the important reasons for this "Little Water Tank."



This tank also prevents the water heater relief valve from popping

- Expansion Tank**
- Prevents Pressure Build-up
  - Eliminates Relief Valve Spillage
  - Protects Plumbing Fixtures
  - Prevents Center Flue Collapse
  - Extends Water Heater Life
  - Eliminates Hot Water Waste

**Tate Monroe Water Assn., Inc.**  
Water Rates and Service Charges

The following rates are effective as of January 1, 2014,

Vacant vault fee \$24.00 bi-monthly

\$100.00 Account Activation Fee

\$10.00 membership fee

5/8" meter: \$24.00 bi-monthly minimum charge. Water usage \$6.00 per 1,000 gallons

<u>METER SIZE</u>	<u>BI-MONTHLY MINIMUM CHARGE</u>	<u>GALLONS ALLOWED FOR MINIMUM</u>
1"	\$128.00	20,000
1.5"	\$415.00	64,400
2"	\$1282.00	200,000
3"	\$2564.00	400,000
4"	\$2564.00	400,000

All usage over the minimum charge is \$6.00 per \$1,000 gallons

<u>SERVICE PERFORMED</u>	<u>SERVICE CHARGE</u>
Hydrant Meter- \$90.00 non-refundable – water usage deposit \$60.00	\$150.00
Service call during business hours (9:00-4:00)	\$45.00
Service call after business hours	\$90.00
Service call during holiday hours	\$180.00
Pull meter at customer request	\$45.00
Reinstall meter at customer request	\$45.00
Delinquency processing fee will be assessed to account if not paid by the 25 <sup>th</sup> of the month in which bill is due	\$45.00
Replacement of meter if damaged by customer	Actual equipment cost plus \$100.00
Testing meter at customer request	\$65.00
Testing meter at customer request and meter is more than 2% fast	\$0.00
Unauthorized meter usage	\$100.00
Unauthorized use or illegal diversion of water or meter tampering	\$500.00
Dead-Tap fee	\$500.00

The Customer is responsible for damaged meter pits and appurtenances

PLEASE KEEP THIS PAGE FOR FUTURE REFERENCE



**Tate Monroe Water  
Assn., Inc.**

**Address**

**2599 State Route 232  
New Richmond, Ohio 45157**

***CUSTOMER  
REGULATIONS AND  
GUIDELINES***

**AN EQUAL OPPORTUNITY EMPLOYER**

**REVISED: January 2015,**

**October 2016**

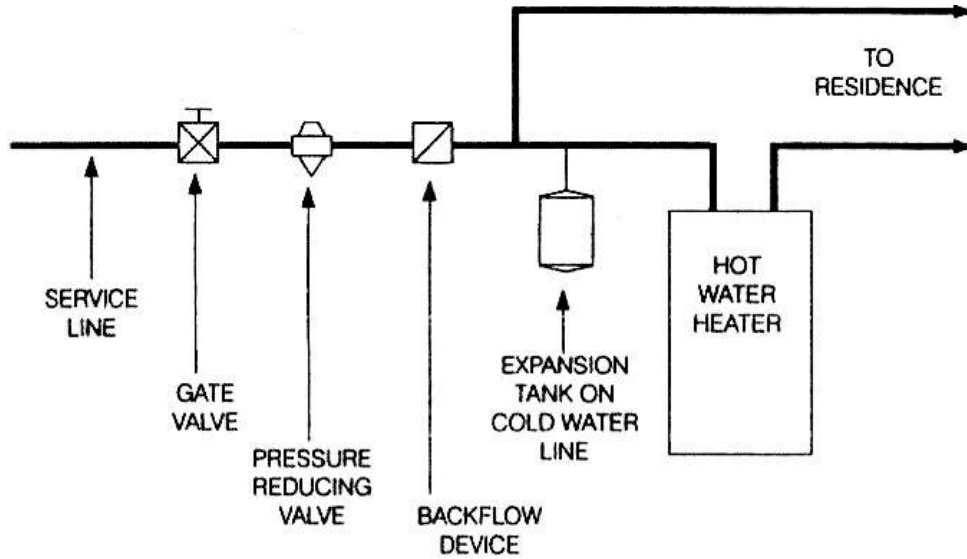
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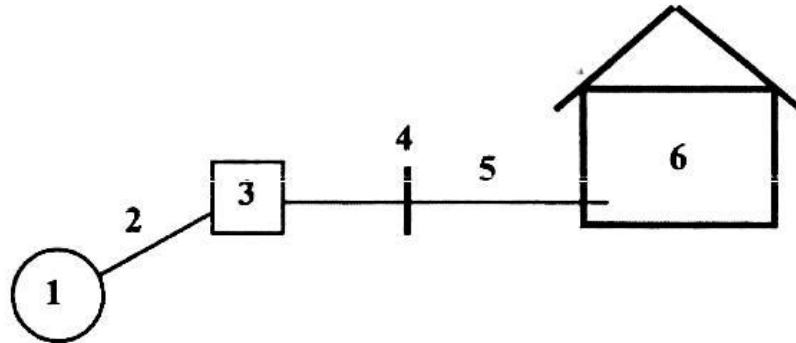
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# TMWA VALVE REQUIREMENTS



## WATER LEAKS WHO'S RESPONSIBLE



### TMWA RESPONSIBILITY

1. LEAK IN WATER MAIN
2. LEAK IN TMWA SERVICE LINE
3. LEAK IN METER VAULT

### CUSTOMER RESPONSIBILITY

4. LEAK AT PIG TAIL
5. LEAK IN SERVICE LINE TO RESIDENCE
6. LEAK INSIDE RESIDENCE

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## **Introduction**

Tate Monroe Water Association, Inc. (“TMWA”) is an Ohio non-profit corporation composed of members who purchase potable water from the Association. TMWA is governed by a Board of Trustees, which has adopted rules, regulations, and resolutions for the governance and operation of the Association. The following customer regulations and guidelines set forth the Association’s expectations and requirements for members and applicants for membership in the Association and the Association’s obligations to its members with respect to the delivery of services. However, they do not supersede the rules, regulations, and resolutions adopted by the Association’s Board of Trustees. In the event of any conflict or inconsistency between these customer regulations and guidelines and the Association’s rules, regulations, and resolutions, the rules, regulations, and resolutions adopted by the Board of Trustees will control. The Board of Trustees’ interpretation of the Association’s rules, regulations, and resolutions is final and binding upon all members and applicants for membership.

This edition of the Customer Regulations and Guidelines (January, 2015) supersedes all previous editions, and is subject to change by the Board of Trustees.

### **I. Definitions**

Association means Tate Monroe Water Assn., Inc. Member is synonymous with customer or consumer and is an individual, company, corporation, etc. that has met and maintained all Association requirements for membership.

### **II. Membership**

Application: Membership application is a process containing:

- A. Completion of a Water Availability questionnaire.
- B. If water is deemed available by the Association Distribution Operation Manager, the following must be completed:
  - 1. Agreement to complete all requirements to make water available.
  - 2. Water User Agreement.
  - 3. An easement with survey description of the property where the service is to be located. Even if a main exists, an easement is required and the applicant agrees to give the Association the right to upgrade when desired. If the property has a “registered” deed, the applicant must declare this and provide the actual deed to the property. (Copies of a registered deed will not be accepted by the

Clermont County Recorder's Office). In the event a property owner refuses to give the Association an easement for installation of a water line and causes the Association to use the public right of way, private easement on opposite side of the road or public right of way on the opposite side of the road and later the property owner decides to take water, he will be required to pay the actual cost incurred by the Association of installing the line in an alternate location plus the normal tap fee, or two times the normal tap fee whichever is greater.

4. Appropriate Tenant and/or Land Contract forms.
  5. Payment of the current tap fee and any other papers, agreements, etc. associated with payment of the tap fee. The tap fee is considered a "capacity charge" and is used to set the meter and upgrade the system.
  6. The Association will not refund tap fees to entities when the fee was collected as a part of those tap fees promised and paid by potential customers to induce the Association to construct a new waterline where none had existed since such fees are a part of construction estimation, policy qualification, and cost analysis in determining if such installation is physically and economically feasible.
  7. Any other forms, agreements, etc. required by the Association.
- C. If the property has a reimbursement recorded against it, that amount must be paid with the connection fee before service can be established.

### **III. Association Information**

The following items will be provided by the Association to the applicant:

1. Customer Regulations and Guidelines Booklet.
2. Requirements for installation.
3. A list of current Association water user rates and other charges.
4. A flag to mark the meter location within ten (10) to fifteen (15) feet of the driveway and adjacent to the water main or as close as is possible to the water main. This location will be inspected by an Association employee and is subject to relocation.

#### **IV. Membership Final Approval**

Final membership approval may be granted only by the Association's Board of Trustees after all requirements are fulfilled. The Board of Trustees reserves the right to deny, terminate, or refuse to reinstate membership, subject to the Association's Code of Regulations.

#### **V. Membership Termination and Delinquency:**

Membership may be terminated for cause by a vote of a majority of the trustees, though not less than a quorum. Cause includes, but is not limited to, a member's failure to comply with the Association's Code of Regulations, Customer Regulations, or resolutions and policies adopted by the Board of Trustees; a member's dishonesty or misrepresentation with respect to the member's affairs concerning the Association; a member's damage or destruction of the Association's property or failure or refusal to pay for such damage and destruction; theft of water from the Association; or failure to pay water bills to the Association when due for a period of six (6) months. No membership shall be terminated for cause unless written notice has been provided to the member at the member's address on file with the Association and the member has had an opportunity to appear and present whatever defense and information the member desires to present to the Board of Trustees at a regular meeting of the Board of Trustees or a special meeting called for that purpose, prior to such vote being taken. The decision of the Board of Trustees with respect to the termination of a member's membership shall be final. The member shall not thereafter be entitled to receive any refund of amounts paid to the Association, but shall be obligated to pay all remaining amounts due the Association. A terminated member shall not be entitled to re-apply for membership in the Association for a period one (1) year after the termination of membership for cause, and may thereafter re-apply for membership only by letter submitted to the Board of Trustees. The Board of Trustees, by majority vote, though not less than a quorum, shall determine in its sole discretion whether such former member shall be readmitted to membership in the Association.

#### **VI. Violation of Rules, Regulations, and Resolutions:**

**VII.** Violation of the Association's rules, regulations or resolutions or delinquency in payment may result in loss of membership, removal of the meter, and disconnection of service. The regular mailing of delinquency notices shall be deemed adequate notification that water service may be discontinued. If an account is delinquent and has been delinquent for 6 months or more, the service may be removed after notification of the member wherein a date for the member's response is specified. Once removed, the service may only be re-established after the current dead- tap fee is paid, the re-establishment of service is approved by the Board of Trustees, and delinquent amounts have been paid in full unless membership has been terminated by the Board of Trustees. **Payment Responsibility**



The individual in whose name the membership and Water User's Agreement are held shall be responsible for payment of all bills incurred in connection with all services rendered. In the event a grantee, tenant, lessee or contract purchaser receives an outstanding bill for a specific location, before any reinstallation of service can be made at the location or any membership granted to the landowner at any other location, all delinquent and unpaid bills must be paid. Service may be denied to a current or potential member at any properties owned by the member for any outstanding water bill at any property owned by or registered to the member.

### **Deposits**

- A. A cash deposit may be required of anyone applying for service to a mobile home park in an amount not to exceed the estimated monthly average of the annual consumption of the mobile home park.
- B. When the Association receives notice that a customer has filed bankruptcy, the member's meter shall be read as soon as possible after receipt of the notice. Water service shall be continued from the date the meter is read; however, the customer shall be given a written notice that service will be discontinued thirty (30) days after the date of the notice unless the customer pays the Association a refundable deposit in an amount required by the Association. All deposits shall be in cash, money order, certified check, or cashier's check, shall be consideration for the Association continuing water service, and shall be a personal obligation of the customer, not the property being served. The deposit shall be returned to the customer when service is discontinued, less any bills outstanding and incurred by the customer after the meter was read following receipt of notice of bankruptcy.

### **VIII. Initial or Minimum Charges**

Initial or minimum charges are used by the Association to cover the construction cost of supply lines, plant facilities, storage and other appurtenances, as well as upgrading the system. The following guidelines will be used relative to these charges:

- 1. The minimum monthly fee as set in the rate schedule is payable regardless of whether water is used or there is a meter in the vault during the month.
- 2. The current tap fee (capacity charge) is made for each new meter installation. A meter setting may be moved from one location to another on the same property at the member's request as long as the new location is consistent with the Association's rules, regulations, and resolutions. The cost for the relocation shall be the responsibility of the member and is 1/2 of the established tap fee.

3. Water furnished for a given location, lot or farmstead shall be used at that location, lot or farmstead only. Each member's service must be separately metered at a single delivery and metering point. All commercial use, including storerooms and stalls, shall be metered separately from any residential use, and unless there is a residence and one (1) commercial user in the same building.
4. Any tax, duty, charge, etc. imposed on the Association by the county, state, or federal government or any political subdivision thereof shall be added to the member's monthly bill.
5. If an owner of residential housing desires to install an interior sprinkler system for fire protection and a meter size greater than 5/8 inches but less than or equal to 2 inches is required, the residential minimum use charge shall be based on the one-inch meter rates.

#### **IX. Meter Location**

See "Tate Monroe Safety and Health Standards for Connection to Public Water"

- A. The Association will install, maintain, and operate a main distribution line(s) from the source of water supply and service line(s) from the main distribution line(s) to the property line and/or on the granted easement of each member of the Association at which points, designated as delivery points, meters are purchased, installed, owned and maintained by the Association. The cost of the service line(s) from the main distribution line(s) of the Association to the meter placement of each member shall be paid by the Association, except when the total length exceeds seventy (70) feet, in which case the customer shall pay the established fee per additional foot of length. The Association will also purchase and install a cut-off valve in each service line from its main distribution line, such cut-off valve to be owned and maintained by the Association and installed on some portion of the service line owned by the Association. The Association shall have the sole and exclusive right to use the cut-off valve and to turn it on and off.
- B. Only Association personnel may open or close the valve at the meter; the member is not authorized to do so.
- C. Each member shall be entitled to one (1) service line from the Association's water system unless otherwise approved by the Board of Trustees and provided that the member shall be required to pay the prevailing tap fee for each service line. No new service line or change in existing service line may be made which will interfere with an existing service line or the delivery of water therein. Each service line shall connect

with the Association's water system at the nearest available point to the location of desired use by the member.

- D. It is the responsibility of the landowner to ensure that the meter setting is located on the member's property. If after installation the meter setting is proven to not be on the member's property, the member shall absorb the cost of relocation.
- E. Before a new connection can be made to an existing service line, the Association's water system must be of sufficient capacity to permit delivery of water through a service line at that place without interfering with the delivery of water through an existing service line. If the Association's water system is inadequate to permit the delivery of water through a service line installed at such place without interfering with the delivery of water through a service line, such service line shall not be installed.
- F. Each member is required to dig or have dug a trench and to purchase, install, and maintain such portion of the service line or lines from the end of the pigtail to the member's dwelling or other place of use on his premises at his own expense. The connection at the pigtail junction is the responsibility of the member.

#### **X. Association's Liability**

- A. The Association does not assume the responsibility of inspecting the member's piping or apparatus and will not be responsible for failures of such piping or apparatus.
- B. The Association reserves the right to inspect and to refuse service unless the member's lines and piping are installed in such manner as to prevent cross-connections or back-flow and unless such installation is in accordance with all county and state health department regulations and the Association's rules, regulations, and resolutions.
- C. The Association shall not be liable for damage of any kind whatsoever resulting from water or use of water on the member's premises unless such damage results directly from negligence on the part of the Association. The Association shall not be responsible for any damage done by or resulting from any defects in piping, fixtures, or appliances on the member's premises. The Association shall not be responsible for negligence of third persons or forces beyond the control of the Association resulting in any interruption of service, including but not limited to weather conditions, broken or frozen lines, or acts of God.
- D. Under normal conditions, members will be notified of any scheduled interruptions of service.

## **XI. Member's Responsibilities**

- A. Piping on the member's premises must be so installed that the connections are conveniently located with respect to Association lines and mains.
- B. If the Association is called upon to provide additional meters, each place of metering will be considered as a separate individual account.
- C. The member shall provide a place of metering which is unobstructed and accessible to the Association at all times.
- D. The member shall furnish and maintain a private cut-off valve on the member's side of the meter. The Association will provide a like valve on the Association's side of the meter. In addition, the member shall install and maintain a dual check valve, a pressure reducing valve and an expansion tank on the water heater installed on the cold water inlet. The backflow prevention device required at a business or commercial establishment shall be a testable. The placement of these controls is specified in the Association's Rules for Connection to Public Water.
- E. The member's piping and apparatus shall be installed and maintained by the member at the member's expense in a safe and efficient manner and in accordance with the Association's rules, regulations, and resolutions, and in full compliance with sanitary regulations of the state and county board of health.
- F. The member shall guarantee proper protection of the Association's property placed on the member's premises and shall permit access to it only by authorized representatives of the Association.
- G. In the event that any loss or damage to the property of the Association or any accident or injury to persons on property is caused by or results from the negligence or wrongful act of the member, his agent or employees, the cost of the necessary repairs or replacement shall be paid by the member to the Association and liability otherwise resulting shall be assumed by the member. The amount of such loss or damage or the cost of repairs shall be added to the member's bill if not otherwise paid; and if not paid, service may be discontinued by the Association.
- H. Water furnished by the Association for residential use shall be used only for domestic consumption by the member. The member shall not sell water to any person or permit use by another residence, business, or commercial establishment. Consult the Association's Distribution Operations Manager to determine sufficient water quantity for irrigation, fire protection, and purposes other than domestic use.

- I. Sufficient quantity shall be determined by the Association upon review of the completed "Water Availability" questionnaire submitted by the party seeking such determination. Disregard for this rule shall be sufficient cause for refusal or discontinuance of service.

## **XII. Extensions to Mains and Services**

- A. Ask For:
  - (1) Water Main Extension/Subdivisions Policy
  - (2) Water Main Extension Specifications
  - (3) Reimbursement Policy
- B. The Association will supply temporary service based on requirements of the Distribution Division and proper installation of backflow prevention and flow control devices.
- C. A Project Engineer, Ohio EPA, and the Association's Distribution Manager must approve all proposed main extensions.
- D. The Association will permit construction of extensions to its water lines, but the Association shall not be required to make such installations unless the member pays the entire cost of installation.
- E. All line extensions shall be made in accordance with current extension policies and Specifications for Subdivision Rules and Regulations and shall be evidenced by a contract signed by the Association and the person advancing funds for the extension. Any contract not approved by the Ohio EPA or Rural Development, if applicable, shall be considered null and void. Any addition to or upgrade of the Association's distribution system shall be deemed a "substantial change," and shall require OEPA approval. Such approval is the responsibility of the person advancing funds for the project.

## **XIII. Access to Premises**

- A. Duly authorized agents of the Association shall have access at all times to the land and buildings of the member for the purpose of installing or removing Association property, inspecting or repairing piping, reading or testing meters, or any other purpose in connection with the Association's service and facilities.
- B. Each member shall grant and convey or shall cause to be granted and conveyed to the Association a permanent easement and right-of-way across any property owned or controlled by the member wherever a permanent easement and right-of-way is necessary for the Association's water facilities and lines in order to enable the Association to maintain service to its members and upgrade service in the future.

#### **XIV. Change of Occupancy**

- A. Not less than one (1) week's notice must be given to the Association to discontinue service or change occupancy.
- B. The outgoing party shall be responsible for all water usage until he or she calls for a read out and termination of service.
- C. It is the responsibility of the seller/buyer or landlord/renter to coordinate this transaction with the Association.

#### **XV. Meter Reading-Billing-Collection**

- A. Meters will be read or estimated and bills rendered bi-monthly, but the Association reserves the right to vary the dates or length of period covered, temporarily or permanently if necessary or desirable.
- B. Bills for water will be computed in accordance with the Association's published rate schedule and will be based on the amount consumed or estimated for the period covered. Charges for service commence when the meter is installed or after sixty (60) days following the meter vault installation, whichever occurs first.
- C. Readings from more than one meter cannot be combined for billing. This includes meters serving the same or different premises.
- D. The NET amount on the bill is payable on or before the due date indicated on the bill. When payment for service is mailed to the Association, the postmark on the current non-delinquent remittance will be deemed the time that payment is received. Failure to receive bills or notices for water service will not relieve the member from responsibility for prompt payment.
- E. Payments on bills not received by 4:00 P.M. on the due date will be charged a 10% penalty; except that when the 10<sup>th</sup> falls on Saturday or Sunday, payments received in the drop box Monday morning, prior to 9:00 a.m. will not be charged the 10% delinquent fee.
- F. Any bill paid by check which is later dishonored by the bank on which it is drawn will cause the account to become delinquent, and must be paid in full within twenty-four hours with cash, certified check, or money order to insure continuous service. An established charge or actual bank charge, whichever is greater will be assessed for a bad check. The Association has no obligation to notify customers when bad checks are returned. Service will immediately be terminated if the Association is notified of a returned bad check.
- G. Checks that are refused by the bank on which they are written can be redeemed by the member for the amount of the check plus the current

charge for a bad check . If not redeemed, charges may be filed with the Clermont County Prosecuting Attorney's office for recovery.

## **XVI. Suspension of Service**

- A. Postmarks will not be accepted on delinquent payments generated by delinquent billing notices.
- B. Upon discontinuance of service for non-payment of bills, the deposit, if any, will be applied by the Association toward settlement of the account. Any balance will be refunded to the member, but if the deposit is not sufficient to cover the bill, the Association may collect the balance in the manner provided by law for the collection of debts and may refuse service at the location in question in the future, until the debt is paid.
- C. Service discontinued for non-payment of bills will be restored only after the current bill is paid in full for each meter reconnected. The Association office closes at 4:00 PM. each weekday. See Lock Up Policy on the back inside cover of this document. Delinquent accounts are subject to lock up after the 25th of each month.
- D. The Association reserves the right to discontinue service without notice for the following additional reasons:
  - 1. To prevent fraud or abuse.
  - 2. The member's violation of the Association's rules, regulations, or resolutions.
  - 3. Emergency repairs.
  - 4. Insufficiency of supply due to circumstances beyond the Association's control.
  - 5. Legal process or court order.
  - 6. Direction or order of public authorities.
  - 7. Strike, riot, flood, accident, or any unavoidable cause.
  - 8. Disregard or violation of backflow prevention device(s).
- E. In addition to pursuing all remedies available to the Association by law, the Association may refuse service to and terminate the membership of any member who tampers with a meter or other measuring device or other Association property.

- F. The Association regularly mails delinquency notices. Any such notice shall be deemed adequate notification for discontinuance of service to a member's property. It is the policy of the Association to discontinue service after an account is delinquent.
- G. If a meter is removed at the request of the member, a fee will be charged for both the removal and subsequent reinstallation. This fee must be paid in advance of reinstatement of service.
- H. A service fee will be charged if the Association responds to a customer call claiming that the Association's service line is leaking and it is found that the leak is on the customer's side of the meter setting. This charge will apply to all times except for the regular workday.

## **XVII. Complaints-Adjustments**

- A. If the member believes his or her bill to be in error, he or she may present his or her claim in person or in writing to the Association's office before the bill becomes delinquent. Such claim, if made after the bill has become delinquent, shall not be effective in preventing discontinuance of service. The member may pay such bill under protest and payment shall not prejudice his or her claim.
- B. A meter will be tested at the request of the member upon payment to the Association of the applicable fee, provided that meter-tampering has not occurred. If the meter fails to register correctly or is stopped for any cause, the member shall pay an amount estimated from the record of his or her previous bills and/or other proper data. If the meter test shows the meter to be defective, by registering high according to AWWA standards, the cost of the test will be reimbursed to the member.

## **XVIII. Abridgement or Modification of Rules**

- A. No promise, agreement, or representation of any employee of the Association shall be binding upon the Association except as it shall have been agreed upon in writing, signed and accepted by the authorized officers of the Association and approved by the Board of Trustees.
- B. No modification of rates or any of the rules and regulations shall be made by any agent of the Association.



**XIX. Fire Protection**

See Resolution #020883 (2/8/83):

**RESOLUTION NO. 020883 - PASSED 2/8/83**

A resolution of Tate Monroe Water Association, Inc., Board of Trustees concerning volume and pressure of its water supply. BE IT RESOLVED by the Board of Trustees of Tate Monroe Water Association, Inc. that WHEREAS, Tate Monroe Water Association does have customers who have fire sprinkler systems connected to the Tate Monroe Water Association lines; and, WHEREAS, Tate Monroe Water Association, Inc. was built as a supplier of rural water service for agricultural and domestic purposes; and, WHEREAS, Tate Monroe Water Association's entire system is not designed to guarantee any customer full volume or to guarantee the consumer specific pressure or for that matter even a continuous supply of water after the normal operation of domestic usage, NOW THEREFORE, BE IT RESOLVED by the Tate Monroe Water Association, Inc. Board of Trustees as follows:

**SECTION I.** Tate Monroe Water Association, Inc. does not guarantee consumer's full volume, fixed pressure or an effective continuous supply of water as such volume and pressure and supply of water is not designed or built into the Tate Monroe Water Association, Inc. rural water system.

**SECTION II.** It is further resolved that Tate Monroe Water Association, Inc. cannot and will not be responsible for the full volume and any specific pressure or an effective continuous supply of water for the normal operation of agricultural use, domestic use, comievgial use, fire sprinkler systems and any other uses utilized by the members of the distribution system because a continuous supply of water at any given flow or pressure is subject to varying conditions which may affect the operation and maintenance of the mains, services, pumping stations, elevated storage tanks and other appurtenances of the water system.

**SECTION III.** This Resolution shall be immediate effect upon its passage and all new customers be given a copy of the Resolution and the next meeting notice shall include either a copy of this Resolution or sufficient information so that each customer will have knowledge of the adoption of this Resolution

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## **LOCK UP POLICY**

All meters locked for non-payment will remain locked until payment is made and any payment made for a meter locked for non-payment after the regular business day (9:00 a.m. to 4:00 p.m.) shall remain locked until the next regular business day.

All medical reasons for continuous water service must be on file so that individual contact can be made to avoid locking said meters; however, if payment is not made by an agreed time then the meter shall be locked.

A minimum fine of \$100 or the actual cost of material and labor plus 15% shall be billed to customers for damage to any association equipment and/or locking devices.

All other association's policies relative to lock-up charges shall remain in effect.

### **OFFICE HOURS**

**9:00 am – 4:00 pm**

**Monday – Friday**

**9:00 am – 6:00 pm**

**Thursday**

**Closed Saturday and Sunday**

**Phone 734-2236**

**Payments received after 4:00 pm  
will be credited on the next  
working day**