

## Sewer Policy Updates

- Remove all mention of 300' rule and give sole discretion of extensions to the Board as is already the case as stated in the Declaration. The 300' rule is not specified in the Declaration, so this is solely an operational item.
  - I believe the 300' rule came about to prevent property owners from installing their own septic system when the sewer is nearby thus causing the sewer department to miss out on future revenues.
    - Since nearly all property owners want to be on sewer, I believe this rule is no longer needed. In my five years here, we have only built one septic system.
    - Many of the lots (specifically the smaller lots in the South) have difficulty perking further making this rule antiquated.

## Sewer Department Operational Practices

- All lots that are currently within 300' of sewer are grandfathered in so that their tier status remains unchanged. This is easily identifiable by the list of current A & B lots.
  - This allows all billing to remain the same, so no dues need to be refunded.
  - All future sewer extensions are limited to A & B tier lots. Since there is no sewer, this means that a road is already in place.
  - By elimination of the 300' rule in the policy, all future sewer extensions **will not** change the tier category of C lots.
- **These practices ensure the Option Agreement between the Declarant and FGCC is not being violated.**