

VII: WATER QUALITY MANAGEMENT BEST MANAGEMENT PRACTICE GUIDELINES

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In order to mitigate the potential water pollution concerns associated with human habitation, the California Water Quality Management Board have set strict guidelines for Portola Springs' residents regarding the effects of runoff and ground water pollution.

One of the most sensitive and carefully monitored phases of Portola Springs is the construction period. The requirements are not at all restricted to the development and construction managed by the Merchant Builders – construction by Owners will also be scrutinized and subject to very severe fines.

To be certain that you understand and accept responsibility for any violations associated with your proposed Improvements, each Owner is required to make a copy of this section. It must be signed and returned by you as a required part of your architectural submittal. It is recommended that you make a copy for any contractors or consultants which you employ to ensure their compliance and that you make them responsible for any fines which you may incur as a result of their violation. The Master Association will monitor construction activities as well as check on Best Management Practices; however, the Owner will be solely responsible for any fines incurred by the Master Association as a result of infractions initiated at their Dwelling. The Master Association will take whatever legal action is necessary to ensure compliance and collect for infractions charged to the Master Association as a result of Owner or Owner contractor or consultant acts or negligence.

The following requirements are not meant to be all-inclusive of Regional Water Quality Control Board requirements or of any other agency. It should be understood that any applicable agencies rules and requirements may/will be applied and may supersede these Guidelines. All resulting fines to the Master Association or the Owner will be the responsibility of the Owner.

1. No construction materials, chemicals or substances may reach the area drains, street and/or gutter.
2. Area drains should be shielded and/or covered to ensure that construction by-products and/or chemicals are not washed into them.
3. No tools or equipment may be rinsed off on the property causing the water to reach the area drains, street and/or gutter.
4. No unprotected stockpiling of sand, gravel, dirt or other materials in the street is permitted.
5. Any sand, gravel, dirt or other materials piled/stored on the driveway or property must be effectively covered to prevent rain or irrigation water runoff from carrying material residue into the area drains, street and/or gutter.
6. In the event of a runoff event or spill, sandbags must be strategically placed to ensure that no substance makes its way into the area drains and/or storm drains.
7. Hoses and/or irrigation should not be allowed to run causing water or any substance to wash into the area drains, street and/or gutter.

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- 8. Containers for hazardous materials such as paint, concrete, chemicals, etc. should be in good condition and not allowed to spill or leak onto the ground or be washed into the area drains, street and/or gutters.
- 9. No products or chemicals should be buried for disposal.
- 10. Trash and debris should be properly contained and disposed of off site.
- 11. No vehicles or equipment should be allowed to leak oil anywhere.
- 12. No portable restroom facility may be allowed in the street and those stored on the Owner's property must be in proper working order so that no waste leaks.
- 13. Pesticides and/or fertilizers must be monitored and properly used and stored.
- 14. No irrigation runoff should reach the street and/or gutter due to the fact that it carries chemicals from pesticides, fertilizers, etc., into the storm drain.

THE BASIC GOAL IS TWO FOLD:

- 1. No materials other than rainwater should be allowed to flow into the area drains and/or storm drains.
- 2. No chemicals or products should be allowed to contaminate the groundwater supply.

I am the homeowner of record for the residence noted below. I have read and understand the Water Quality Management – Best Management Practice Guidelines and agree to inform my contractors and consultants of same and to diligently pursue their compliance with such guidelines. I also understand my liability in the event of an infraction resulting in a fine against me or the Master Association. I understand that I will be held personally responsible for any fines and/or fees levied against me or the Master Association as a result of any infractions initiated at my residence.

Signature

Date

Name

Address

Lot # / Tract #