

THE RESERVE AT GEARHART COMMUNITY SANITARY SYSTEM

The Developer has installed a community sanitary facility that will eliminate individual systems and leave each entire lot useable. This is an expensive thing to design and submit for approval, but the environmental benefits and the long term lot utilization make it very worthwhile. Instead of installing a large septic tank and individual drain field on each lot- leaving repair and maintenance to the owners - the community system functions more like a municipal sewage plant.

A single tank and pump unit are all that are required on each individual home site. From there, waste water is routed to an underground processing plant and treated prior to release into a drain field. The process and all components will be constantly monitored electronically ensuring that all waste water entering the drain field will be chemically compatible and acceptable for discharge into the environment. The drain field area will be located in the North Coast Land Conservancy property to the east where the nutrients will fertilize desirable plantings that benefit the Silverspot Butterfly habitat.

The system is state of the art, and the monitoring includes the individual installations on each lot. If any questions arise, even if the owner is not in residence at the time, corrective action will be taken by the maintenance firm. The common area in the development where the facility is located is called the "Flower Garden". It is pleasantly screened with an attractive fence and numerous plantings and appears like a nicely maintained piece of open space. A small architecturally acceptable building shelters the monitoring facility.

Homeowners' dues cover the ongoing maintenance of the system and contribute to a long term capital fund for eventual main plant pumping and overhauls. Each on lot portion of the system will revert to Homeowners Association maintenance responsibility as soon as the installers warranty period expires. Normal maintenance and repair will be handled at no additional cost to the individual owner. If and when the onsite tank requires pumping from contamination or very heavy usage, this charge will be passed back to the owner.