

COTTONWOOD RURAL WATER ASSOCIATION
POLICY NO. 301
SUBDIVISIONS

I. OBJECTIVE:

- A. C.R.W.A. welcomes and encourages growth in the community.
- B. C.R.W.A. owns a sufficient amount of water rights, allowing for a substantial increase in population. This policy is written to ensure growth does not overextend resources.

II. POLICY CONTENT:

- A. C.R.W.A. will explain the process required for developers to obtain proper documentation from C.R.W.A. in order to present to the Eddy County Commissioners as a request to develop an area.
- B. C.R.W.A. will clearly explain the charges associated with any development request per policy.

III. PROVISIONS:


- A. C.R.W.A. is aware that the Eddy County Commissioners must approve any new development or subdivision in Eddy County.
 - i. One document that the Commissioners will require prior to approving any development is a letter from the water provider (C.R.W.A.). This letter will need to state that C.R.W.A. is ready, willing, and able to provide water to the number of lots the developer is trying to get approved.
- B. C.R.W.A. requires any developer to purchase a membership for every lot they are trying to get approved for development.
 - i. After the membership purchase is made C.R.W.A. will provide the aforementioned letter to the developer. This letter will specify the number of lots for which memberships were purchased.
- C. Upon sale of each lot, regardless of the buyer's intentions, (residence or investment) said buyer will immediately be billed a recurring monthly minimum charge.
 - i. Each membership will have its own fee.
 - ii. Please contact C.R.W.A. for the most current minimum monthly fee.
- D. As stated in the C.R.W.A. by-laws, any potential customer needing to extend a C.R.W.A. distribution line will do so at their expense and to C.R.W.A. specifications.
- E. C.R.W.A. will install meters for each service required during the construction of a new distribution line. This installation will be at C.R.W.A.'s expense as the meter installation is included in the membership fee.
- F. Any developer involved in a development process will own the relevant water line(s) for a minimum of one full trouble-free year.

- i. At the completion of one full, trouble-free year, the ownership of the waterline will then transfer to C.R.W.A.
- ii. If there is any trouble with the line within that year length period, the wait time will reset effective the date the trouble is resolved. The one-year, trouble-free timeframe will restart at that time.

IV. RESPONSIBILITY:

- A. Members/Developers are responsible for informing C.R.W.A. staff of the need for any development letters. Members/Developers should also keep C.R.W.A. staff informed as the development process progresses.
- B. Members/Developers are required to pay any and all fees associated with the development area in a timely manner.
- C. C.R.W.A. staff will monitor all development area requests.
- D. C.R.W.A. staff will provide appropriate letters to all developers who have completed the request process.
- E. Developers are responsible for any and all aspects of ownership of any relevant waterline(s) for a minimum of one full, trouble-free year.
- F. This policy is subject to all applicable federal and state laws and regulations, including the New Mexico Low Income Water, Sewer and Solid Waste Service Assistance Act.

Approved: _____


Ross Horner, President

Effective Date: September 17, 2024

Revised Date: 10-15-2024