

AMENDMENT #1

Allow for Drilling of Water Wells

This Adopted amendment modified the current covenant which prohibited the drilling of water wells that are not part of Morrison Creek Metropolitan Water & Sanitation District's water system. The proposed amendment accomplishes this by modifying the current covenant (Article V. Section g. Water) which currently prohibits Owners from drilling individual water wells on any lot. Please note, while there are many owners utilizing water wells on their property today, these wells have been permitted in the name of the District and are considered a part of their system.

Adopted Covenant Amendment

Article V, Section g. of the Stagecoach Declaration of Covenants, Conditions and Restrictions shall be amended in its entirety to read as follows:

Section g. Water and Sewage Disposal. There shall be no water wells drilled or placed on any Lot or tract covered by these Covenants, except those water wells for which a permit is obtained from the Colorado Division of Water Resources. Any sewage disposal system placed upon any Lot shall comply with the requirements of the State of Colorado Health Department and Routt County, Colorado. Any residence constructed on any Lot shall be connected to any public or community water or sewage disposal system which may be constructed to serve the Subdivision.

NOTE:

The goal of the new Water Well Covenant Amendment was to allow for individual owners to obtain a water well permit from the Colorado Division of Water Resources under their individual name. This amendment was developed as a result of Morrison Creek Water and Sanitation (MCWSD) desiring to remove themselves from liability of individual water wells.

As with almost anything in Stagecoach, complications can develop and as a result the overall goal has become a bit more complicated. At the MCWSD meeting on August 15, 2019, members of Routt County Planning, SPOA and MCWSD Board discussed an issue that all platted communities within SPOA contain the language that "water and sewer to be provided by MCWSD."

It was concluded that due to this language as well as language within the Intergovernmental Agreement between Routt County and MCWSD, that the District will still have to sign off on and approve water wells on any lots that are not consolidated. Also, all well permits on un-consolidated lots will still need to be taken out in the District's name and all existing wells on un-consolidated lots will remain in the District's name. As consolidated lots, essentially become their own replat, the new language of the Covenant will still apply and as a result, MCWSD has developed a new Lot Consolidation agreement specific to consolidated lots. All other lots will remain as the status quo. The new Lot Consolidation agreement and the agreement for non-consolidated lots can be found on the website at www.stagecoach.com as well as on the Morrison Creek website at [www. http://www.mcwater.org](http://www.mcwater.org)