

HIGHLAND HILLS MAINTENANCE COMMISSION
Board of Trustees

BOARD POLICY 9-1

Dated: 7 April 2004

TITLE: ROADS and DRAINAGE: DITCH DRAINAGE SYSTEM/ROADSIDES

PRIMARY RESPONSIBILITY: Architectural Control Committee

SECONDARY RESPONSIBILITY: Roads and Drainage Committee

REFERENCES: HHMC Protective Covenants and Restrictions:
-Paragraphs 20 and 21
-Note

PURPOSE:

HHMC has the authority to maintain the drainage ditch system as a component of the engineered water runoff control system approved by Clallam County. Any rocking, landscaping or other modification of a ditch must be approved in advance. The varied nature of the topography of our community requires that consideration be given to the slope, depth, width and other characteristics of each particular ditch. Any rocking, landscaping or other modification of a roadside raises related concerns and must also be approved in advance.

RESPONSIBILITIES:

The Roads and Drainage Committee shall act as liaison for the Architectural Control Committee.

When a property owner wishes to place rock or any other material within or across any part of the HHMC drainage ditch system, or to otherwise landscape or modify any part of that system, the owner shall submit a plan for the work to the Roads and Drainage Committee. The Roads and Drainage Committee shall review the plan formulate a recommended response and forward the plan and its recommendation to the Architectural Control Committee. The owner shall not commence any of the work without the Architectural Control Committee's approval. The same procedure shall apply to a property owner wishing to rock or otherwise landscape or modify a roadside.

Any modification to a ditch or roadside should be kept at or below the plane of the adjacent road surface to facilitate road improvements and repairs, weed abatement and snow removal and for safety reasons.

If rock is to be used in a ditch, it must be of a type that, under foreseeable circumstances, will not adversely affect intended water flow and will resist being moved by flowing water. Suitability advice may be obtained from the Roads and Drainage

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Committee during the planning stage.

In the event of any unapproved modification, the owner must restore the ditch or roadside to its prior condition promptly following receipt of notification from the Architectural Control Committee. If this is not done, HHMC may have the restoration performed and bill the expense to the owner.

If a plan for ditch or roadside modification is included in building plans submitted to the Architectural Control Committee for approval, that Committee will refer the modification plan to the Roads and Drainage Committee for review.

Note: Tight-lining of ditches is not permitted except under driveway crossings.

PENALTY:

In addition to all available legal remedies for enforcement, including without limitation an action to compel restoration, violation of this Policy will cause a property owner to be subject to penalty under Board Policy 1-4.