

Santa Fe Trail Ranch Metropolitan District Water Service Connection Requirements

Subjects Covered

- POA / Metro Installation Requirements
- Bacteriological Testing
- Cistern Construction and Disinfection Procedure
- Cistern Information Sheet
- Residential Access Agreement
- Waiver of Residential Access Agreement
- Trinidad Water Purchase Contract Requirements
- Water Rates
- Water Use Permit

Installation Requirements

The Santa Fe Trail Ranch Property Owners Association (POA), the SFTR Metropolitan District, and the City of Trinidad, and Las Animas County have provided the following requirements to property owners with regards to water service to the owner's lot:

1. There shall be no more than one water tap per thirty-five acre lot, and no more than one building served by each tap.
2. There shall be no water service to any lot smaller than thirty-five acres unless the service replaces a service to an adjacent thirty-five acre lot owned by the same owner.
3. Each property owner shall install at least one 1500 gallon cistern. And said cistern must be installed at no higher an elevation than the supplying tap and meter pit.

Bacteriological Testing

The cistern requirement imposed by the POA brings to the ranch benefits ranging from a back up water supply to support in fire protection. Cisterns, however, introduce potential avenues for contamination of drinking water. All users should test their cisterns at least annually for contamination. The SFTR Metro accepts nor assumes any responsibility for any part of an owner's water system beyond the meter pit.

Residential Access Agreement

This Agreement will require your signature to allow the SFTRMD or its contractor on your premises to perform the bacteriological testing required by the CDHPE.

Waiver of Residential Access Agreement

This Agreement is provided in the event you wish not to participate in the testing program the CDHPE has implemented.

Trinidad Water Purchase Contract Requirements

The contract the SFTRMD has with the City of Trinidad includes the following requirements property owners must agree and comply with:

- Each property owner must agree to a consent of annexation.
- Water usage is forbidden for commercial or industrial use.
- Each water tap may be used by the deeded property owner only.
- No one, including property owners are allowed to obtain water from any flushing hydrant.
- Property owners are not permitted to sell water from their tap.
- Theft of SFTRMD water by any means including meter by-pass is forbidden and carries a fine of double the meter pit application and installation costs

Water Rates

As of 1 April 2023, the rates are as follows;

- Water usage: \$33.00 per 1,000 gallons
- Water availability/maintenance will be \$35./month
- Bills will be due within fifteen days from the date of the invoice
- Bills become delinquent after fifteen days and will be subject to a 2% per month late fee. Failure to pay within sixty (60) days will cause water service to be terminated. Restart service will require turn on service at owner's expense.
- Meters will be read by the Metro on a quarterly basis.
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Water Use Permit

The **Water Use Permit** is required by the City of Trinidad through our Water Purchase Agreement. This form used in combination with the Checklist will describe the required documents for the water service application.