

5 POINTS TO UNDERSTAND ABOUT BENT TREE WATER

- 1. Your water well supply is legally assured and physically protected – so long as we all play by the rules. None of our wells have unlimited water quantity rights, and none of our properties came with senior water use rights.**
- 2. The way this preservation works: every gallon taken out of the aquifer via wells must be restored to the ground, day in and day out. The “augmentation” water replaces water not returned via septic systems. BT augmentation water is purchased from deeper aquifers and flowed into the top aquifer to replace well water lost to evaporation from irrigation and household use.**
- 3. Roughly speaking, each lot is allowed to pump up to 124,800 gallons annually. Of that quantity, up to 18% is allowed for irrigation (22,435 gallons). This is 18” of well water on 2000 sq ft of lawn for the year.**
- 4. Our covenants contain the limits on water usage, and are based on the Water Court decrees created for Bent Tree in light of our junior water right status. Those same decrees also stipulate how we purchase the augmentation water, where it is applied, and the maximum allowances. Even if we wish to amend our covenants, the water amounts and controls are subject to the State Water Engineers and Court approval. Expect no change from them.**
- 5. Every year Bent Tree must report to the state Water Districts’ regulators our measured usage for metered wells and the irrigated space for all BT properties. This report also controls what quantity we buy for augmentation water. The regulators require BT to fully enforce all aspects of the water court decrees. In this manner, the aquifer volume is physically preserved and our wells should continue to serve our needs.**