



Plantation Harbor Property Owners Association

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REGULATION #07-08

SEWAGE CONNECTION PERMIT & FEE

DATE APPROVED: March 30, 2007

DATE EFFECTIVE: March 30, 2007

DATE RESCINDED:

This establishes a Plantation Harbor Sewage Connection Permit (SCP) to ensure:

- Adherence to all sewage regulations,
- Acquisition of the Craven County Certificate of Occupancy,
- Approval by the Architectural Control Committee (ACC) of Construction and Landscape plans,
- Adherence to the approved ACC plans, and
- The meeting of PHPOA financial obligations.

When these steps have been completed, the residence is authorized connection to PHPOA's Sewage Treatment System (STS). PHPOA, not Craven County, is the providing sewage authority and is responsible for ensuring adherence to all state sewage regulations. This Regulation establishes the framework and fee for carrying out these tasks.

- A. Effective Date: Any residential construction approved by the ACC before this date is grandfathered and not bound by any new conditions set forth herein.
- B. Activities requiring approval: The ACC oversees this SCP process to ensure that all steps are completed prior to activating the residence's STS connection. Without the ACC approval, use of the STS is not authorized and any unauthorized connections will be disabled at the expense of offending property owner. Each of the following steps must be approved and demonstrated prior to the ACC's approval of the SCP.
- All municipal approvals for a Certificate of Occupancy (CO) remain unaffected by this Regulation. The CO affirms that the building code standards for electrical wiring, structural integrity, plumbing, etc. have been met. A copy must be provided to the ACC.
 - The onsite sewage system (pumps, location, etc.) and connection to the STS must follow the requirements laid out in PHPOA's state STS permit. **These requirements are available from the Licensed STS Operator**, and adherence will be verified by the Licensed STS Operator. The Operator is available for consultation in the design and construction of the system and is responsible for approving the system. He is the ONLY person authorized to turn on/off valves isolating various parts of the system and he is the only person authorized to cut into the collection lines. The home owner and his contractors are limited to utilizing the valve isolating the residence from the collection system and everything on the residential side of this valve.
 - The Compliance Inspector (CI) will ensure adherence to the approved building plan has been adhered to. The ACC and property owner will also reconfirm that an acceptable landscape plan is scheduled for implementation and a Landscape Permit is in hand.

- The Treasurer will ensure that all financial obligations are paid (dues, Sewage Connection Fee, Construction Deposit – returned upon issuance of SCP if no assessments are against it, Landscape Deposit, any assessments, etc.).

C. Expenses Involved:

- The lot owner is responsible for payment of a Sewage Connection Fee. This fee is due to the PHPOA Treasurer prior to the ACC’s approval of the SCP. This fee amount is specified in the Regulation, “*PHPOA FEES.*”
- The PHPOA Licensed Operator is available for consultation in the design, location and sewage connection and only he is authorized to verify the validity of the system and its connectivity to the community STS. He will also ensure that the location of all sewage components do not conflict with the neighbors’ sewage or water systems and he is available to work with the contractor on connection to the PHPOA STS. This work, as well as copies of relevant requirements and design drawings for the owner’s lift station, is covered by the Sewage Connection Fee.
- PHPOA is responsible for providing a stub or tee for connection to the community’s STS collection system. Typically this tee will be located such that it provides connectivity for two adjacent lots. If the tee is not readily found, the PHPOA Licensed Operator should be called and he will authorize and/or supervise alternative approaches.
- The lot owner is responsible for any potential road damage as well as all expenses from this tee to, and within, their residence. This includes, but is not limited to, piping, valves, labor, landscaping, etc. PHPOA is responsible for the tee and all of the centralized STS collection, treatment, and distribution components not on the residential side of the tee.
- Any expenses not approved in advance and in writing by the STS operator will be borne solely by the lot owner, not PHPOA. If such expenses are anticipated, it is the lot owner’s responsibility to provide written estimates to PHPOA for pre-approval. Emergency authorizations may be approved by the PHPOA Licensed STS Operator and if he can not be found, a PHPOA officer or director can make an emergency authorization until the appropriate long term solution is undertaken.

D. Financial Accounting: The Treasurer will maintain separate accounting for the maintenance of our STS and its collection system. All fees associated with this SCP will be kept within these line items; one third (1/3rd) of this fee will be for operational expenses and two thirds (2/3rd) will be placed in a capital reserve for the STS.

APPROVED:

/s/

/s/

/s/

J. Allen Heller
Director, PHPOA

James Mead
Director, PHPOA

George Radford
Director, PHPOA