



**POWDER MOUNTAIN WATER AND
SEWER IMPROVEMENT DISTRICT**

November 9, 2020

Mr. Don Guerra
Summit Mountain Holding Group LLC
SMHG Phase I LLC
3923 N. Wolf Creek Drive
Eden, Utah 84310

Ogden Valley Township Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

Re: Commitment to provide culinary water and sanitary sewer services for the Horizon Run Ranches at Powder Mountain Phase 1.

CAPACITY ASSESSMENT LETTER

This capacity assessment letter is issued by the Powder Mountain Water and Sewer Improvement District (the “District”), in connection to a certain real estate projects proposed to be developed by SMHG Phase I, LLC, a Delaware limited liability company (the “Developer”).

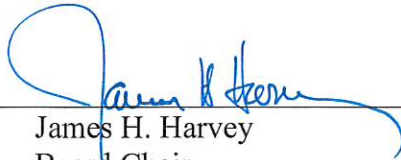
(The “Project”) is currently known as Horizon Run Ranches at Powder Mountain Phase 1, however the name of the Project could change prior to platting. Subject lots are anticipated to be approximately located as shown on Page 2 of this letter.

The District confirms that it is has adequate capacity to provide water and sewer services to serve 1 Equivalent Residential Units (“ERUs”) in connection with the Project, for a total requirement of 2 ERU’s as requested by the Developer. The existing parcel will be subdivided into two lots and is already accounted for and paying stand by fees, so only 1 additional ERU is needed for this two-lot subdivision.

Building permits shall not be issued without final approval by the District. Final approval is subject to the Developer meeting all applicable requirements of the District and payment of all applicable fees.

The District’s commitment set forth in this letter is effective as of the date of this letter.

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By: 
James H. Harvey
Board Chair



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PROJECT LOCATION

