

## TERAKEE SECONDARY WATER DECLARATION

### RECITALS

**WHEREAS**, Terakee Farms, Inc. (“Terakee”) is a registered corporation within the State of Utah. Terakee will own and manage all open space, private right of ways, agricultural parcels, and secondary water systems for two approved Planned Residential Unit Developments (PRUD) and a subdivision within Weber County:

- The Barn at Terakee Farms PRUD (“The Barn”) consists of seventy-nine (79) residential units, a senior assisted living center, private right of ways, private park, open space and agricultural parcels.
- The River at Terakee Farms PRUD (“The River”) consists of two-hundred and six (206) residential units, twelve (12) mixed use units, private right of ways, open space and agricultural parcels.
- Terakee Meadow Subdivision (“Meadow”) consists of twelve (12) residential units.

**WHEREAS**, Terakee has approval from the Weber County Commission to own and manage it’s own pressurized secondary water system on the agricultural parcel of The Barn.

**WHEREAS**, Terakee has entered into an agreement with Weber County to run a pressurized secondary water line within Weber County’s 900 South right of way connecting The Barn and Meadow projects for pressurized secondary water purposes.

**WHEREAS**, Terakee has created a legal entity in the State of Utah know as Terakee Water Association to manage and maintain Terakee’s pressurized secondary water systems.

**WHEREAS**, Terakee’s Declaration of Covenants, Conditions & Restrictions Document (“CC&R”) grant powers and duties to Terakee including the ownership, maintenance and assessment for pressurized secondary water services.


*[continued on next page]*

**NOW THEREFORE**, Terakee declares the following provisions:

**TERAKEE'S PRESSURIZED SECONDARY WATER DECLARATION**

- Terakee will privately own, operate, manage and maintain pressurized secondary water systems utilized to provide services for its approved PRUDs and subdivision.
- Great Basin Engineering has completed and certified a Water Study detailing the pressurized secondary water needs for The Barn and Meadow (Water Study is on record at the Weber County Engineering Office):
  - Total Water Requirement = 101.47 acre-feet of water per water year.
  - Unit Peak Demand = 3.96 gallons per minute per irrigated acre.
  - Unit Storage Requirement = 2,848 gallons per irrigated acre.
  - Total Storage Requirement = 0.47 acre-feet.
  - Total Agricultural Requirement = 43.238 acre-feet per water year.
  - **Total Residential Requirement = 45.29 acre-feet per water year.**
- Terakee's on-site secondary water pond has more than double the capacity to meet secondary water requirements:
  - 44,800 cubic-feet
  - 1.028 acre-feet (more than double the need)
  - 333,127 gallons
- Secondary water sources include Hooper Irrigation water shares, water rights granted by the State of Utah, and storm water runoff/storage.
- Assessments collected by Terakee through duties and powers granted by the CC&Rs governing Terakee projects will be used to service and maintain Terakee's pump and filtration system.
- Culinary water provided by Taylor West Weber Water for in home residential use will not be used for the irrigation of lawns, landscaping or agriculture.

Printed name: Brad Blanch

Signature: 

Title: Registered Agent

Date: March 12, 2021