

**Section 5. Applications for Service and Construction Specifications for Housing Developments and/or Multi-Family Residences.** In additions to Sections 1, 2, 3, 4, 6 and 7 of this Article VIII, the following terms and conditions shall apply to housing developments and multi-family residences:

**A.** Any person or entity (a "Developer") who proposes to develop a Parcel for any purpose in a density greater than one dwelling unit per existing subdivided lot shall submit preliminary plans of the proposed improvement for review by the Board of Directors. Said plans shall include the location of the property and a schedule of the amount and kind of dwelling units, if any, and the number of water lines and their respective sizes to be constructed in the proposed development. Such proposed development is subject to all applicable State, County and local rules and regulations including but not limited to applicable zoning regulations. If the Board of Directors determines that the development will utilize water in the excess of the design capacity of the water lines adjacent to the proposed development or that it will require a disproportionate percentage of the remaining capacity of the water line at the point where the development will connect to these lines, the Developer shall pay the Water District the cost of additional water line capacity or, with the Water District's approval, shall construct at Developer's own cost and expense, a new water line that shall connect to the Water District's system at a point where the system has the design capacity to handle the additional demand attributable to the proposed development. Payment for any additional water lines or other equipment required to meet excess capacity shall be made by the Developer at the time when the Water District approves the Developer's application for service and issues a Special Approved Water Connection Permit. To determine whether the Developer must pay for additional line capacity, the Board of Directors may consider the following factors:

1. The amount of water utilized by the proposed development.
2. The capacity of the Water District's water lines at the point of connection.
3. The existence of other property which may potentially connect into the water lines and the potential water demand if that property were developed.
4. The most reasonable and economic method for the Water District to manage water flows with respect to the actual connections and potential connections of the other property in the vicinity of the proposed development.