

**Utilities**

Background: The Declaration of Covenants for Whispering Meadows states “The term “Townhome Unit” includes the Lot upon which said Townhome Unit is situated.” Article I – 13. (Page 4) Without this definition in mind, it is common for persons to interpret references to the townhome unit as a building rather than all that is included within the property line of the unit. The purpose of this policy is to make specific the area of responsibility between the Association, the Resident/Owner, and the public utilities.

Missouri Gas Energy is responsible for service from their main line to the townhome unit. The responsibility of service from the point where the utility line attaches to the meter belongs to the utility company. The repair and maintenance of the service lines, including the meter, are the responsibility of the homeowner.

The City of Independence Utilities is responsible for service from the main lines to the meter. The water meter is located in front of a townhome unit, while the electric meter is located on the side of a townhome. The meter and the service line from the meter, into and within the townhome unit, is the responsibility of the unit owner for maintenance and repair.

The telephone and television cable lines are the responsibility of the providing service company to the point where those lines actually enter the building. Maintenance of those lines within the building is the responsibility of the homeowner.

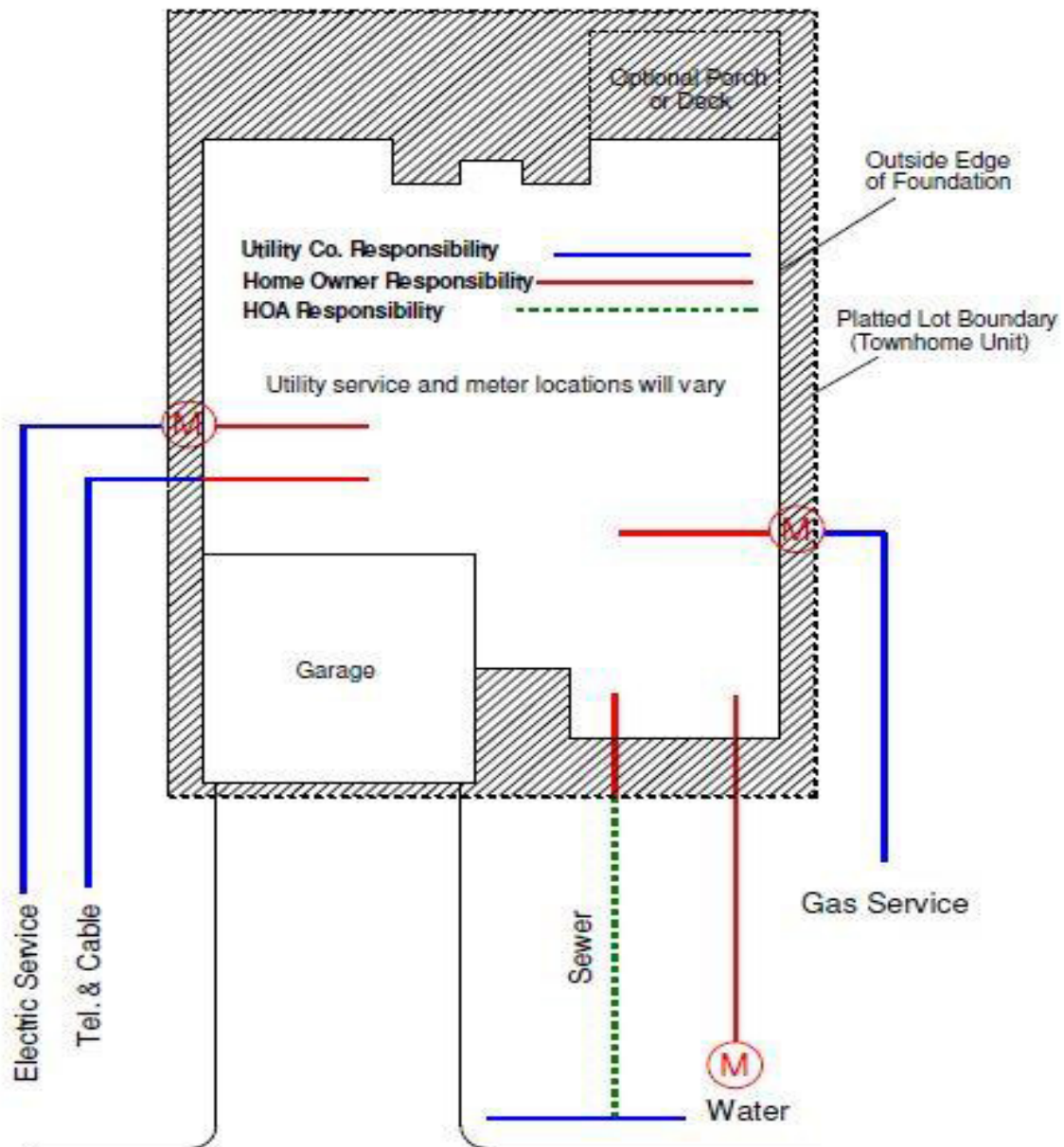
Storm Sewer lines are the responsibility of the City of Independence.

Sanitary sewer lines are the responsibility of the homeowner at the point where they enter the townhome unit, which is to say, cross the property line of the townhome unit.

The Association shall maintain, repair, replace or restore sewer lines only from the exterior (property line) of the townhome unit to the municipal sewer line.

In the event of a broken sewer line within and without the townhome unit, the Association and the homeowner will share the costs of repair on a proportional basis determined by the length of the repair within the townhome unit and the common area. In the event two townhomes are connected to the same line, the proportional cost will be based upon the length of line within the townhome property for each resident.

NOTE: The attached graphics to this policy are “typical” and do not represent the actual placement of a duplex or villa within the property boundaries. Such placement varies from unit to unit. They do indicate that each unit is surrounded by private property lines and the approximate location of utility access.



Whispering Meadows - Utilities Responsibility Diagram  
(Typical Villa Townhome Unit)

