

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 specify the area of responsibility between the Association, the Resident/Owner, and the public utilities.

Spire Gas Company is responsible for service from their main line to the townhome unit, including the meter. The repair and maintenance of the service line, after the meter, into the unit, is the responsibility of the homeowner.

The City of Independence Utilities is responsible for both electric and water. The water meter is located in front of a townhome unit, while the electric meter is located on the side of a townhome. The utility company is responsible for the water meter only. All water pipe, from the mainline to and inside the unit, is the Owner’s responsibility. The utility company is responsible for the electric meter and wire to the pole/station. From the meter, including the can the meter is located in, to and including the inside of the unit, is the Owner’s responsibility.

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 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. You will find the graphics on our website, attached to Policy 508.

Approved by the Board of Directors February 17, 2014

Revised and Approved by the Board of Directors April 20, 2020