

Application for a Permit to Use Groundwater

725



Oregon Water Resources Department
 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 503-986-0900
 www.oregon.gov/OWRD

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant

| | | | |
|------------|-------|------------|---------|
| | | PHONE (HM) | |
| PHONE (WK) | CELL | | FAX |
| ADDRESS | | | |
| CITY | STATE | ZIP | E-MAIL* |

Organization

| | | | |
|---|-------------|-----------------------------------|---------------------------------|
| NAME WESTRIDGE HOA, INC. ; CONTACT ROBERT CAGE | | PHONE --- | FAX --- |
| ADDRESS 2766 NW CENTURY DRIVE | | CELL 458-218-5665; ROBERT CAGE | |
| CITY PRINEVILLE | STATE OR | ZIP 97754 | E-MAIL* BOBCAGE423@GMAIL.COM |

Agent – The agent is authorized to represent the applicant in all matters relating to this application.

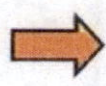
| | | | |
|--|-------------|----------------------|----------------------------------|
| AGENT / BUSINESS NAME CASCADE GEOENGINEERING, LLC; CONTACT JIM NEWTON | | FAX --- | |
| ADDRESS 21145 SCOTTSDALE DR | | CELL 360-907-4162 | |
| CITY BEND | STATE OR | ZIP 97701 | E-MAIL* NEWTONJIM@HOTMAIL.COM |

Note: Attach multiple copies as needed


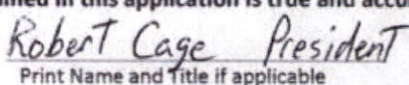
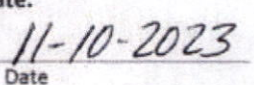
* By providing an e-mail address, consent is given to receive all correspondence from the Department electronically. (Paper copies of the proposed and final order documents will also be mailed.)

By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.



I (we) affirm that the information contained in this application is true and accurate.




 Applicant Signature Print Name and Title if applicable Date
 _____ _____ _____
 Applicant Signature Print Name and Title if applicable Date

For Department Use: App. Number: _____

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SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

- YES, there are no encumbrances.
- YES, the land is encumbered by easements, rights of way, roads or other encumbrances.
- NO, I have a recorded easement or written authorization permitting access.
- NO, I do not currently have written authorization or easement permitting access.
- NO, written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
- NO, because water is to be diverted, conveyed, and/or used only on federal lands.

Affected Landowners: List the names and mailing addresses of all owners of any lands that are not owned by the applicant and that are crossed by the proposed ditch, canal or other work, even if the applicant has obtained written authorization or an easement from the owner. *(Attach additional sheets if necessary).*

The existing well CROO-3226 and the proposed new well area located on lands with a recorded easement between Westridge HOA and the landowner, land is owned by:
 Crooked River Water, LLC
 3950 Fairview Industrial Drive SE Suite 240
 Salem, OR 97302

The existing pipeline from CROO-3226 crosses from lands owned by Crooked River Water, LLC, and cross a county road, O'Neill Hwy, Crook County Roads Dept. contact is:
 Crook County Roads Department
 1306 NE Main Street
 Prineville, OR 97754

All lands are owned by individual service connections with easements where needed. All other lands are under common space ownership and the HOA has the ability to deliver water to all service connects by HOA bylaws.

Legal Description: You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.

SECTION 3: WELL DEVELOPMENT

| WELL NO. | NAME OF NEAREST SURFACE WATER | IF LESS THAN 1 MILE: | |
|----------|-------------------------------|-----------------------------------|--|
| | | DISTANCE TO NEAREST SURFACE WATER | ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD |
| 1 | CROOKED RIVER | 1,400' | 12' |
| 2 | CROOKED RIVER | 1,400 | 12' |

Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials *(attach additional sheets if necessary).*

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The existing HOA well, CROO-3226, was installed by Darrell Maphet Well Drilling in 1995 and approved for use under now cancelled OWRD groundwater permit G-12902. This well was under review for construction by OH-Drinking Water Services was reviewed for adequacy of well construction in 2018. Based on a review by Joel Jeffries of OWRD, OWRD well inspector at the time Bill Nashem, and with coordination with Russell Kazmierczak of OHA-Drinking Water Services, Bill Nashem conducted a down-well video of well CROO-3226 on March 23, 2020. Based on the results of the down-well video, Mr. Jeffries concluded the well is properly constructed and Mr. Kazmierczak was noted and the well is accepted as an approved well for use by Westridge HOA as a community water source well.

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SECTION 3: WELL DEVELOPMENT, continued

Total maximum rate requested: 110 GPM (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

The table below must be completed for each source to be evaluated or the application will be returned. If this is an existing well, the information may be found on the applicable well log. *(If a well log is available, please submit it in addition to completing the table.)* If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner to obtain the necessary information.

| OWNER'S WELL NAME OR NO. | PROPOSED | EXISTING | WELL ID (WELL TAG) NO.* OR WELL LOG ID** | FLOWING ARTESIAN | CASING DIAMETER | CASING INTERVALS (IN FEET) | PERFORATED OR SCREENED INTERVALS (IN FEET) | SEAL INTERVALS (IN FEET) | MOST RECENT STATIC WATER LEVEL & DATE (IN FEET) | PROPOSED USE | | | |
|--------------------------|-------------------------------------|-------------------------------------|--|--------------------------|-----------------|----------------------------|--|--------------------------|---|--|------------------|--------------------------|--|
| | | | | | | | | | | SOURCE AQUIFER*** | TOTAL WELL DEPTH | WELL-SPECIFIC RATE (GPM) | ANNUAL VOLUME (ACRE-Feet) |
| 1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | CROO 3226 | <input type="checkbox"/> | 8 | +12-110 | 70-110 | 0-25 | 12' 7/21//95 | Sand and Gravel Aquifer with the Crooked River Basin | 160' | 110 | UP TO 35 AC-FT |
| 2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | 8 | SIMILAR | TO | EXISTING | WELL | Sand and Gravel Aquifer with the Crooked River Basin | 100' | 110 | UP TO 35 AC-FT (COMBINED WITH WELL #1) |

* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.
 ** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.
 *** Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

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SECTION 4: SENSITIVE, THREATENED OR ENDANGERED FISH SPECIES PUBLIC INTEREST INFORMATION

This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species if your proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters.

To answer the following questions, use the map provided in [Attachment 3](#) or the link below to determine whether the proposed point of appropriation (POA) is located in an area where the Upper Columbia, the Lower Columbia, and/or the Statewide public interest rules apply.

For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POA and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply:

https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/

If you need help to determine in which area the proposed POA is located, please call the customer service desk at (503) 986-0801.

Upper Columbia - OAR 690-033-0115 thru -0130

Is the well or proposed well located in an area where the Upper Columbia Rules apply?

Yes No

If yes, you are notified that the Water Resources Department will consult with numerous federal, state, local and tribal governmental entities so it may determine whether the proposed use is consistent with the "Columbia River Basin Fish and Wildlife Program" adopted by the Northwest Power Planning Council in 1994 for the protection and recovery of listed fish species. The application may be denied, heavily conditioned, or if appropriate, mitigation for impacts may be needed to obtain approval for the proposed use.

If yes, and if the Department determines that proposed groundwater use has the potential for substantial interference with nearby surface waters:

- I understand that the permit, if issued, will not allow use during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that the Department of Environmental Quality will review my application to determine if the proposed use complies with existing state and federal water quality standards.
- I understand that I will install and maintain water use measurement and recording devices as required by the Water Resources Department, and comply with recording and reporting permit condition requirements.

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Lower Columbia - OAR 690-033-0220 thru -0230

Is the well or proposed well located in an area where the Lower Columbia rules apply?

Yes No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine, by reviewing

recovery plans, the Columbia River Basin Fish and Wildlife Program, and regional restoration programs applicable to threatened or endangered fish species, in coordination with state and federal agencies, as appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

If a permit is issued, it will likely contain conditions to ensure the water use complies with existing state and federal water quality standards; and water use measurement, recording and reporting required by the Water Resources Department. The application may be denied, or if appropriate, mitigation for impacts may be needed to obtain approval of the proposed use.

If yes, you will be required to provide the following information, if applicable.

Yes No The proposed use is for more than **one** cubic foot per second (448.8 gpm) and is not subject to the requirements of OAR 690, Division 86 (Water Management and Conservation Plans).

If yes, provide a description of the measures to be taken to assure reasonably efficient water use:

Statewide - OAR 690-033-0330 thru -0340

Is the well or proposed well located in an area where the Statewide rules apply?

Yes No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine whether the proposed use will occur in an area where endangered, threatened or sensitive fish species are located. If so, the Water Resources Department, Department of Fish and Wildlife, Department of Environmental Quality, and the Department of Agriculture will recommend conditions required to achieve “no loss of essential habitat of threatened and endangered (T&E) fish species,” or “no net loss of essential habitat of sensitive (S) fish species.” If conditions cannot be identified that meet the standards of no loss of essential T E fish habitat or no net loss of essential S fish habitat, the agencies will recommend denial of the application unless they conclude that the proposed use would not harm the species.

SECTION 5: WATER USE

| USE | PERIOD OF USE | ANNUAL VOLUME (ACRE-FEET) |
|-----------------|---------------|---|
| Quasi Municipal | Year Round | 34 acre-feet (estimated use to be developed under an incremental mitigation plan) |

For irrigation use only: N/A

Please indicate the number of primary, supplemental and/or nursery acres to be irrigated (*must match map*).

Primary: Acres Supplemental: Acres Nursery Use: Acres

If you listed supplemental acres, list the Permit or Certificate number of the underlying primary water right(s):

Indicate the maximum total number of acre-feet you expect to use in an irrigation season:

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- If the use is **municipal or quasi-municipal**, attach **Form M – Completed & Attached**

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- If the use is **domestic**, indicate the number of households: N/A (**Exempt Uses:** Please note that 15,000 gallons per day for single or group **domestic** purposes and 5,000 gallons per day for a single **industrial or commercial** purpose are exempt from permitting requirements.)
- If the use is **mining**, describe what is being mined and the method(s) of extraction (*attach additional sheets if necessary*): N/A

SECTION 6: WATER MANAGEMENT

A. Diversion and Conveyance

What equipment will you use to pump water from your well(s)?

- Pump (give horsepower and type): Existing horsepower is 10 Hp submersible turbine well pump.
 Other means (describe):

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water.

The existing well, CROO-3226, currently operates and has done so since approximately 1995 under previous permit G-12902 (now cancelled) and under proposed LL-1959 and under this permit upon issuance. The well pumps water from the well location shown on Figure 2 through a 4-inch PVC pipeline into the existing distribution system and also upgradient to an existing above ground concrete storage tank and into the remaining distribution system at delivery pressure.

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) (*attach additional sheets if necessary*)

Quasi-municipal water system with a combination well pump for pressurization, elevation pressure from storage tank, and booster pump(s).

C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters (*attach additional sheets if necessary*).

The existing water system has been operational to some extent since approximately 1995. The HOA water system pumps water directly from the well (CROO-3226) into the distribution system for delivery. The water from the well is chlorinated with an inline liquid chloring injection system located within the well house that also houses the well head. The water system is metered at the well head, with a new meter installed in March 2020 upon testing of the old flow meter and found to be inaccurate. The new meter has been consecutively monitored since March 2022 upon installation of the new flow meter. Additionally, during the water year upon recoding the monthly flow meter at the water supply well(s), the monthly usage will be compared to previous water years' usage for consistency in water usage to identify if an abnormal or exceptional amount of water has been used in the month prior that may warrant a system leak check.

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SECTION 7: PROJECT SCHEDULE

- Date construction will begin: Currently operating system
- Date construction will be completed: Construction is already completed
- Date beneficial water use will begin: As soon as the permit is issued (water use is already occurring)

SECTION 8: RESOURCE PROTECTION

In granting permission to use water the state encourages, and in some instances requires, careful control of activities that may affect adjacent waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

- Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe: The existing Westridge HOA water system is fully enclosed from well head to individual deliveries. If excessive monthly water usage is suspected as reflected in monthly usage comparison, a system leak inspection will commence; if system breaches are found, repairs will be conducted immediately to restore the system to full operation capacity and to reduce the potential for adverse conditions to affect nearby land use.
- Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.
Note: If disturbed area is greater than one acre, applicant should contact the Oregon Department of Environmental Quality to determine if a 1200C permit is required.
Describe planned actions and additional permits required for project implementation: N/A Water system is existing and no additional permits are likely necessary.
- Other state and federal permits or contracts required and to be obtained, if a water right permit is granted:
List: N/A Water system is existing and no additional permits are likely necessary.

SECTION 9: WITHIN A DISTRICT

- Check here if the point of appropriation (POA) or place of use (POU) are located within or served by an irrigation or other water district. N/A

| | | |
|---------------------------------|---------|-----|
| Irrigation District Name N/A | Address | |
| City | State | Zip |

SECTION 10: REMARKS

Use this space to clarify any information you have provided in the application (*attach additional sheets if necessary*).

Westridge HOA serves a small community of approximately 44 homesites with multi-use quasi-municipal water from a well (CROO3226) authorized by Oregon Health Authority-Drinking Water Services as a private community water system. The HOA currently operates the water system well as an exempt well, as the original permit G-12902 for the HOA was cancelled as a previous permit holder (the original project developer) was deceased and the OWRD cancellation notice was not responded to by the deceased permit holder. However, based on overall water use during peak periods, the system exceeds the exempt use limit of up to 15,000 gallons per day during roughly half of the year and a replacement groundwater permit is necessary. In the near-term to meet OWRD water use requirements, and in accordance with area watermaster Bill Nashem, a limited license is pending (LL-1959) to bridge the gap between the current water use and final issuance of the application for a new groundwater permit contained herein.

Currently, the HOA is ready, willing and able to meet requirements for mitigation of the pending limited license LL-1959 and the proposed groundwater permit application contained herein.

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For Department Use: App. Number: _____

Land Use Information Form



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

Applicant: Westridge HOA; Contact Robert Cage
First Last

Mailing Address: 2766 NW Century Drive

Prineville OR 97754 Daytime Phone: 541-508-1592
City State Zip

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

| Township | Range | Section | ¼ ¼ SE1/4; S1/2-NW1/4; N1/2-SW1/4; SW SW; S1/2-NE; | Tax Lot # N/A | Plan Designation (e.g., Rural Residential/RR-5) | Water to be: | | | Proposed Land Use: |
|----------|-------|---------|---|------------------|--|--|--|--|-----------------------|
| 14 S. | 15 E. | 27 | | N/A | Rural Residential R-5 | <input type="checkbox"/> Diverted | <input checked="" type="checkbox"/> Conveyed | <input checked="" type="checkbox"/> Used | Quasi-Municipal |
| 14 S. | 15 E. | 26 | NE1/4 | N/A | EFU-2 | <input checked="" type="checkbox"/> Diverted | <input checked="" type="checkbox"/> Conveyed | <input checked="" type="checkbox"/> Used | Quasi-Municipal |
| | | | | | | <input type="checkbox"/> Diverted | <input type="checkbox"/> Conveyed | <input type="checkbox"/> Used | Quasi-Municipal |
| | | | | | | <input type="checkbox"/> Diverted | <input type="checkbox"/> Conveyed | <input type="checkbox"/> Used | |

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Crook County.

B. Description of Proposed Use

Type of application to be filed with the Water Resources Department:

- Permit to Use or Store Water
 Water Right Transfer
 Permit Amendment or Ground Water Registration Modification
 Limited Water Use License
 Allocation of Conserved Water
 Exchange of Water

Source of water: Reservoir/Pond Ground Water Surface Water (name) _____

Estimated quantity of water needed: 35 acre-feet cubic feet per second gallons per minute acre-feet

Intended use of water: Irrigation Commercial Industrial Domestic for _____ household(s)
 Municipal Quasi-Municipal Instream Other _____

Briefly describe:

Water is to be used for quasi-municipal water uses by the Westridge HOA within the HOA water service area. This new groundwater permit application is to be used to meet peak water demands that exceed the state-wide exempt groundwater usage and under usage as this new groundwater permit application is processing with the OWRD. Westridge HOA operates a community water system under authority of OHA-Drinking Water Services.

Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

See bottom of Page 3. →

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For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

Please check the appropriate box below and provide the requested information

Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): Westridge is an approved residential development in a residential zone, CCC18.88

Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

| Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.) | Cite Most Significant, Applicable Plan Policies & Ordinance Section References | Land-Use Approval: | |
|---|--|---|--|
| | <u>C-A(M)-16-95 and C-P(M)-24-95</u> | <input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued |
| | | <input type="checkbox"/> Obtained <input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued |
| | | <input type="checkbox"/> Obtained <input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued |
| | | <input type="checkbox"/> Obtained <input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued |
| | | <input type="checkbox"/> Obtained <input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued |

Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

Name: Katie McDonald Title: Sr Planner
 Signature: *Katie McDonald* Phone: 541-447-3211 Date: 10/19/2023
 Government Entity: Crook County

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.

Receipt for Request for Land Use Information

Applicant name: _____ RECEIVED
 City or County: _____ Staff contact: _____ NOV 02 2023
 Signature: _____ Phone: _____ Date: OWRD

Oregon Water Resources Department

FORM M

FOR MUNICIPAL AND QUASI-MUNICIPAL WATER SUPPLIES

[Information needed to make findings related to ORS 537.153(3)(c)]

- Please supply the required information in the spaces provided below. If any section of this form is not applicable, please write N/A and provide an explanation why it does not apply.
- Do not attach reference documents. If there is a need, the Department will request them.
- Your signature is certification that identified information is contained in the reference document(s).
- If adequate space is not available on this form to describe and justify your request for additional water, attach additional pages as necessary.

Water Supplier Information

Please provide the following information related to the water supplier requesting additional water. It should be noted that the name of a water supplier is often different than the service area (e.g., *City of ABC and XYZ Urban Growth Boundary*).

Cities are not the only municipal corporation; many kinds of special districts are also allowed to purvey water. Applications requesting to use water for Quasi-Municipal use may be submitted by entities including, but not limited to, the following types of governance: a water association; private water company; or (*if under the articles of incorporation*) a broader corporation such as a destination resort. Please attach a copy of the article of incorporation related to your distribution of water.

| Name of Water Supplier/Entity | Name of Service Area | Governance | Contact Person |
|--|--|---------------------------|-----------------|
| Westridge HOA | Westridge Estates HOA – QM Water System Service Area | HOA (HOA Bylaws attached) | Robert Cage |
| List any water suppliers within the same service area and/or any self-supplied industrial user. (Attach an extra sheet, if necessary.) | | | |
| N/A | | | RECEIVED |

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Request for Additional Water

Briefly explain the reason(s) for your request for additional water (e.g. *loss of current supply, backup, emergency supply, peak demand, growth, or other*). Much of the information needed may be contained in your Water Management and Conservation Plan, Water System Master Plan, or Capital Improvement Plan (*as applicable*).

| Reason(s) for the Request for Additional Water | Time Table for Development of the Additional Water | Justification for Water Source & Amount Requested |
|---|---|--|
| Westridge HOA serves a small community of approximately 44 homesites with multi-use quasi-municipal water from a well (CROO 3226) authorized by Oregon Health Authority-Drinking Water Services as a private community water system. The HOA currently operates the water system as an exempt well, as the original HOA permit G-12902 was cancelled because the original subdivision developer died and did not report a Request for Assignment & OWRD | As soon as Possible, the system is currently operating under a cancelled permit and a Limited License LL-1959 has been applied for an intended to bridge until this groundwater permit is issued. | Requested rate of 0.25 cfs (110 gpm) with a duty up to 35 acre-feet annual for quasi-municipal usage. Existing well (CROO-3226) has been operational since installation in 1995; previous cancelled quasi- |

| | |
|--|--|
| cancelled permit for non-response from deceased permit holder. However, with the HOA well operating under a cancelled permit, and based on overall water use during peak periods, the system exceeds the exempt use of up to 15,000 gallons per day. | municipal permit G-12902 needs to be replaced under this permit application and temporary usage under LL-1959. |
|--|--|

Water Management and Conservation

- Do you have an approved Water Management and Conservation Plan? Yes No
- List the “In-Effect” date of your most recently approved Water Management and Conservation Plan: N/A
- Is your system fully metered? Yes* Metered at the well* No
- Do you perform annual water audits? Yes No
- Annual amount of water produced (MG): Currently peak period estimated to be up to 11.4 MG annually
- Annual amount of water billed for (MG): Water Users receive flat rate billings, not billed on a per gallon basis
(diverted or appropriated) (metered consumption)
- Identify your system’s current annual water loss: N/A%
(difference between the amount of water produced and the water billed for)
- Describe your rate structure and billing schedule: Water users receive an annual flat billing rate, although water appropriated is metered for gross water production. e.g., commodity rate (uniform rate, declining or inverted block rate); fixed charge with a commodity rate; or a fixed charge and commodity rate using a seasonal differential.]

Population

A supplier’s population includes both permanent residential and transient populations. Residential population should be from census data or, if estimated, the method of estimation must be documented. Adopted comprehensive land use plans, water system master plans, or water management and conservation plans are examples of acceptable documentation. Transient populations are routine users of water by employers (*such as manufacturing or call center type facilities*) that increase the demand within a supplier’s service area. Resort areas, regional airports, sea ports, areas with seasonally variable populations, and colleges/universities are also subject to this transient population test. Special events which are rare occasions (*such as parades, rodeos, festivals, etc.*) are not reasons to apply the transient population test.

Below, please indicate the current population to which you serve water, and cite the source of that information. Please also provide the historic population growth rate over the past 10 years and the projected population you anticipate serving in 20 years.

| Present Population being Served: | Source of Information |
|--|--|
| 43 service connections. Estimated 2.43 persons per homesite calculates to approximately 105 residents served. | Service Connections: OHA-Drinking Water Services. Homesites serviced: HOA. Estimated Population; U.S. Census Bureau for Crook County, Oregon, 2017-2021. |
| Historic population growth rate over the past 10 years: | Source of Information |
| HOA was nearly built out prior to 10 years ago; estimated population is likely consistent for now, however 2 additional homesites can still be built out, and another can be sub-divided likely several times. | HOA. |
| Projected Population to be Served in 20 Years: | Source of Estimate/Method Used |

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| <p>With 2 additional homesites that could be built out, and an assumption of an additional 4 homes may be sub-divided; for a total estimated expansion of 49 service connections.</p> <p>Population estimates of 2.43 persons per home, 49 connections, yields a likely future population of around 119 residents for an increase from 105 to 119 of approximately 13%. The county wide population increase is ignored, as this likely accounts for more homesite development than likely possible within Westridge subdivision.</p> | <p>HOA, available lots, potential to sub-divide; projections use US Census data.</p> |
|--|--|

Current Water Supply

In the table below, please describe all of the sources of your current water supply inventory (*both active and inactive*). Identify those sources and associated water rights that are currently in use. Additionally, please identify any water sources/water rights that are not currently used, or used only on a seasonal or emergency basis, and describe the reason(s) why. If any portion of your water supply is being purchased, identify the supplying entity and, if possible, indicate the water source.

| Water Source (Include any wholesale purchases of water) | Water Right Numbers (Permit and/or Certificate) | Priority Date | Amount of Water Allowed | Actively Used? (Yes or No) If "No," explain. |
|---|--|---------------|--|---|
| CROO 3226 | Currently exempt | 6/16/1995* | 0.224 cfs* (maximum duty 162 ac-ft annually) | Yes*, under exemption, and proposed LL-1959 and this new permit application |
| Proposed New Well (use of CROO-3226 and Proposed New Uninstalled Well) | New Permit Herein | Not issued | Up to 0.25 cfs (maximum duty 35 ac-ft annually) | Yes, CROO-3226. No-New Well not yet installed |
| *Permit G-12902 was cancelled for non-response to OWRD cancellation notice letter to deceased permit holder; dates, rate and duty shown with * are from the cancelled permit. This permit application herein is to replace the cancelled permit moving into the future. | | | | |

Is this application for a new water use permit intended to be used as a primary or backup source? Explain how this right will be used to meet current demand and/or how it will be used to increase reliability and resiliency?

Primary. This permit application is intended to replaced cancelled permit G-12902 and allowing for full development under an incremental mitigation plan and leading up to final water right certification.

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Current Water Use

Describe the nature of your current demands for water, as well as the water sources used to meet those needs.

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Current Demands for Water (Year: 2023)

| Water Source (Including wholesale water purchases) | Water Right Numbers (Permit and/or Certificate) | Peak or Maximum Demand | | Average Demand | |
|---|---|---|---|---|---|
| | | Maximum Instantaneous Rate (in cfs or gpm) | Maximum Daily Demand (MG) | Average Daily Demand (MG) | Average Annual Demand (MG) |
| CROO 3226 | Estaimted based on portion of 2022 water year (only year with available data) | 0.25 | 0.076 MG (based on portion of 2022 water year) | 0.031 MG (based on portion of 2022 water year) | Up to 7.4 MG annually (based on portion of 2022 water year) |
| | | | | | |

| | | | | | |
|--|--|--|--|--|--|
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| | | | | | |

- Per-capita daily demand (in gallons): **290 gpd**
(Divide average annual water sales by population to arrive at consumption, and then divide by 365 to get daily values.)
- Peak season (by month/day): April thru October
- Peak Season number of hours diverted/pumped (if available): N/A
- Peak season per-capita daily consumption (in gallons): **585 gpd**
(Divide total peak season demand by population and the number of days during the peak.)
- Peaking Factor (ratio between max day demand and average day demand): 2.5:1

Projected Water Use

Describe your anticipated water demands for the next 20 years, and identify the sources of water (*existing and/or new*) that will be used to meet those demands. Please also describe the methodology and/or information source used to make the projected water demand estimates.

Projected Demands for Water in 20 Years (Year: 2043)

- Current average per capita demand (in gallons): 290 gpd
- Projected population served in year (**2043**): 119, assumes likely similar population as HOA is built out and a large lot sub-divided to add an additional 4 serviced homesites, however only a single water year for comparison.
- Projected average annual demand (MG): 11.4 MG, estimated with escalation from current water year.
- Projected average daily demand (MG): 0.0403 MG, estimated with escalation from current water year.
- Current peaking value: 0.076 MG, estimated with 100% flow rate from well over 24 hours.
- Projected maximum daily demand (MG): 0.158 MG, estimated with 100% flow rate from well over 24 hours.

| Water Source (Including wholesale water purchases) | Water Right Numbers (Permit and/or Certificate) If a new water source, indicate so. | Projected Peak Daily Demand | | Projected Average Daily Demand | |
|---|---|---|---------------------------|--------------------------------|----------------------------|
| | | Maximum Instantaneous Rate (in cfs or gpm) | Maximum Daily Demand (MG) | Average Daily Demand (MG) | Average Annual Demand (MG) |
| CROO-3226 | New Permit | 0.25 cfs | 0.158 MG | 0.0403 MG | Up to 11.4 MG |
| | | | | | |
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Source or Methodology Used for Demand Projections:

Using a single water year recorded (only have March 2022 through February 2023 with January missing) of reliable meter record with January estimated; projected increases based on potential for warmer and drier water consumption potential, and, with an incremental mitigation plan to meet future water use trends to meet future demands.

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Further, using escalated values up to an approximate 30% increase in water usage, current monthly values with escalation for future planning purposes, and U.S. Census Bureau population trends for Crook County, calculated values were developed to include in the above water usage and planning level estimates. This estimate of up to a 30% increase in current water usage further estimates for potential water demand increase that may be associated with climate changes. An incremental mitigation plan for this permit is intended to provide for longer range water planning that will be necessary to allow for HOA water needs to be met.

Describe any issues, deficiencies or limitations associated with your current water supply inventory contributing to the need to acquire additional water in order to satisfy your current and/or projected 20-year demands:

The existing HOA permit G-12902 was cancelled by the Oregon Water Resources Department based on contact with a deceased owner and the permit not being assigned to the HOA. The HOA currently has been working with the area watermaster, Bill Nashem, and Jim Newton of Cascade Geoengineering, LLC, to re-permit the HOA with a quasi-municipal groundwater permit. A limited license for the HOA is currently pending under LL-1959, and this permit are intended to meet current and future water demands.

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Annual Water Use by Type

In the table below, list the quantity of water diverted for each type of water use and the percentage of the total diversion associated with that use type:

| Type | Current Use | | Use In 20 Years | |
|-----------------------------------|---------------------------------|--------------------------------|------------------------------------|--------------------------------|
| | Quantity Diverted: | Percentage of Total Diversion: | Projected Quantity to be Diverted: | Percentage of Total Diversion: |
| Residential: | Estimated up to 7.4 MG annually | 100% | Estimated up to 11.4 MG annually | 100% |
| Commercial: | | | | |
| Institutional¹: | | | | |
| Agricultural²: | | | | |
| Industrial: | | | | |
| Other: (specify use) | | | | |
| System Water Loss: | | | | |
| Total Diverted: | Estimated up to 7.4 MG annually | 100% | Estimated up to 11.4 MG annually | 100% |

¹: Institution use includes water served to hospitals, federal, state, or municipal connections, and school districts.

²: Agricultural use includes any type of customer with a service connection dedicated for the raising of livestock or edible or non-edible crops.

Last revision: May 1, 2018/WRSD

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WESTRIDGE HOMEOWNERS AND WATER ASSOCIATION

BYLAWS

OCHOCO REAL ESTATE, INC. the owners of all the real property located in the County of Crook, State of Oregon, more particularly described as Westridge Subdivision, duly platted on the 28th day of September, 1995, in the County Clerk's Office, do hereby establish the bylaws of the Westridge Homeowners and Water Association, which constitutes additional covenants to run with the land and shall be binding on all persons claiming under them and that these conditions and restrictions shall be for the use of and limitations upon all future owners of said real property and who hereby consent to be bound by conditions herein provided, to-wit:

ARTICLE I. Membership and Voting Rights

Every person or entity who is a record owner of a fee or undivided fee interest in a lot, by virtue of such ownership shall be a member of the Westridge Homeowners and Water Association. (hereafter referred to as Association) Membership shall be appurtenant to and may not be separated from ownership of any lot made subject to the jurisdiction of the Association. Such ownership shall be the sole qualification for membership, and shall automatically commence upon a person becoming an owner and shall automatically terminate when ownership of a lot is terminated or transferred. Each member is entitled to one vote for each lot in which they hold ownership.

ARTICLE II. Meetings of Property Owners

A. Place: Meetings of the property owners shall be held at such place as shall be designed in the notice of the meeting.

B. Annual Meeting: There shall be an annual meeting of the property owners of this Association, beginning with the calendar year after initial formation which shall be held on the business day selected by the President after due notice of the meeting as provided by these bylaws, but not later than June 1.

At the annual meeting the property owners of the association shall transact such business as shall properly come before them, and the property owners shall elect a Board of three (3) directors.

C. Special Meetings: Special meetings of the property owners may be called by the president, the board of directors or by at least 40% of the owners of all the lots.

D. Notices: Written or printed notice stating the place, day and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than ten days before the date of the meeting, either personally or by mail, by or at the direction of the

president, the secretary, or the officer or persons calling the meeting, to each property owner of record entitled to vote at such a meeting.

E. Quorum: At any meeting of the property owners, the presence of or proxies of property owners entitled to vote that constitute 50% of all the votes of the membership, shall constitute a quorum. If a quorum is present, all business matters shall be voted upon, with a simple majority of the quorum required for approval.

F. Proxies: A member may vote by proxy executed in writing and filed with the Secretary of the Association prior to the commencement of the meeting. No proxy shall be valid after eleven (11) months from the date of its execution.

ARTICLE III. The Board of Directors.

A. Number and Term: The Board of Directors shall consist of three (3) directors. Each director shall be elected annually by the members of the Association for a term of one (1) year and shall hold office until the election and qualification of his or her successor.

B. Duties and Meetings: In addition to conducting the business of the meetings, the board shall elect the officers of the Association, which shall include President, Secretary, and Treasurer. The Board shall hold a hearing immediately after the annual meeting of the property owners at the same place. Special meetings shall be called from time to time by the president or any director on twenty-four (24) hours notice to each director. A majority of directors shall constitute a quorum.

C. Vacancies: Any vacancy in the Board of Directors caused by death, resignation, or lack of qualification shall be filled by election at a special meeting of the members called for that purpose.

D. Compensation: The directors shall serve without compensation except that out-of-pocket expenses incurred by a director in the performance of his or her duties shall be reimbursed. All reimbursements made or authorized by the Board of Directors to any director shall be reported annually to the members at the annual meeting.

2 signatures

ARTICLE IV Officers

The Association shall have a President, Secretary, and Treasurer. The Board may create additional positions, as necessary. The Secretary and Treasurer positions may be held by the same person. All officers shall be members of the Association.

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A. Election and term of Office. The officers of the Association shall be elected annually by the Board of Directors at its regular meeting held immediately after the annual meeting of the members. Each officer shall hold office until his or her successor is duly elected or until he or she resigns or is removed from office.

B. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

C. President The President shall, when present, preside at all meetings of the Board of Directors and of the property owners. He or she shall have general charge of and control over all the affairs of the Association, subject to the Board of Directors. He shall perform all the duties required of him by the bylaws of this Association and he shall sign all deeds, mortgages and contracts in any way affecting the real property or any right or interest therein.

D. Secretary The Secretary shall keep a record of the proceedings at the meetings of the property owners, Board of Directors, and shall give notice as required in the bylaws of all such meetings. The Secretary shall have custody of all the books, records, and papers of the Association; and shall sign with the President all contracts in any way affecting the property or any right or interest therein, and shall perform such other duties as the Board of Directors may delegate to the Office.

E. Treasurer The Treasurer shall keep account of all the monies of the Association received or disbursed; shall deposit all the monies in the name and the credit of the Association in such banks and depositories as the Board of Directors shall designate, shall disburse funds to pay for the cost of operation of the Association and for other costs as approved by the Board of Directors. The Treasurer shall perform other such duties as assigned to the Office by the Board of Directors.

ARTICLE V General Provisions

A. Purpose This Association is formed for the purpose of maintaining the potable supply of water to the community water system for Westridge Subdivision, and to assist the property owners in enforcing and modifying, if necessary the Covenants and Restrictions for the subdivision.

B. Architectural Review Committee The Association through its Board of Directors shall appoint a three (3) person architectural review committee whose function is to review building plans of individual homeowners for compliance with the restrictions established within the Covenants and Restrictions for Westridge Subdivision. The purpose of the review committee is to ensure the

current and future value of the properties within the Subdivision.

C. Assets The Association will own at such time that Ochoco Real Estate, Inc. deeds over the rights and ownership of all the water facilities, including but not limited to water mains, transmission lines, pumping stations, valves, wells, meters, and other devices for the distribution of water.

D. Payment for Water Usage and Sanctions Each member shall pay his proportionate share for water in a manner and rate as prescribed by the Board of Directors.

E. Fee Notice If the fee for the payment of water use is not paid upon the required date, a notice shall be delivered to the member owing the amount or by mailing a copy of the notice to the member by certified mail, return receipt requested. Such notice shall give the member no less than ten (10) days from the date of receipt to pay all amounts owing, and if the fee are not paid, then service to the members property will be discontinued until the amount owing is so paid, in addition to a reconnect fee. If the fee amounts due are not paid within the time specified, member grants the Association, its officers, directors, or agents, to disconnect the water service and member shall have no recourse against any such persons.

ARTICLE VI

Notices and Validity

A. Waiver of Notice When any notice is required to be given to any member or director of the Association, a written waiver thereof, signed by the person entitled to such notice, whether before or after the time stated in the notice, shall be deemed equivalent to the giving of such notice.

B. Waiver No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

C. Invalidity The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability or effect of the balance of these Bylaws.

ARTICLE VII

Any or all of these Bylaws may be altered, amended, repealed or suspended by a majority vote at a meeting of the Directors provided such purpose was stated in the notice of the meeting. New Bylaws may be adopted in a like manner.

IN WITNESS WHEREOF, the parties hereto have hereunder set
WESTRIDGE HOMEOWNERS AND WATER ASSOCIATION

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their hands and seals this 25th day of September, 1995.

Robert J. Durkee
Robert J. Durkee, President

Brick Woodward
Brick Woodward, Director

STATE OF OREGON)
County of Crook) ss.

Personally appeared the above named ROBERT J DURKEE and BRICK WOODWARD on the 26th day of September, 1995, and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

Diane E. Price
Notary Public for Oregon
My Commission expires _____



KEY PUNCHED

OCT. 5 1995

123402

STATE OF OREGON }
COUNTY OF CROOK } ss

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED FOR RECORD ON THE 26th DAY OF September 95, AT 2:10 P.M.

AND RECORDED IN Deeds RECORDS OF SAID COUNTY MF NO. 123402

DEANNA E. BERMAN, CROOK COUNTY CLERK
BY: *Deanna E. Berman* DEPUTY

5254

WESTRIDGE HOMEOWNERS AND WATER ASSOCIATION

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CAREWY 2023

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
WESTRIDGE SUBDIVISION
CROOK COUNTY, OREGON**

03/21/2023: This is a revision of the Covenants, Conditions, and Restrictions for Westridge Subdivision, last recorded with the Crook County Clerk on 01-11-2018 in Record Number 2018-284751.

WHEREAS, WESTRIDGE HOME OWNERS ASSOCIATION, an Oregon corporation registered as Westridge HOA, Inc., was formed for the purpose of assisting the property owners of WESTRIDGE ESTATES SUBDIVISION, A PLATTED SUBDIVISION in the County of Crook, State of Oregon, filed in the office of the County Clerk, of the county of Crook, State of Oregon, Microfiche No. 123403 therein and

WHEREAS, the Westridge HOA, Inc. whose duties and responsibilities are identified and enumerated in a separate WESTRIDGE HOMEOWNERS AND WATER ASSOCIATION BY-LAWS document, in order to insure the most beneficial development of said area as a residential subdivision, and to prevent any use thereof as might tend to diminish the value of the development, NOW, THEREFORE, Westridge HOA, Inc., hereby makes the following protective restrictions and conditions upon WESTRIDGE ESTATES SUBDIVISION to run with the land and be binding on all persons owning property with the subdivision. These covenants, conditions and restrictions are intended to benefit subdivision homeowners by preserving property values and by enabling all residents to enjoy the seclusion and natural beauty of the area.

1. No lot shall be used except for residential purposes. No commercial uses including home occupations are allowed.
2. Not more than ONE SINGLE FAMILY dwelling with attached garage or detached garage shall be built upon any one lot. The SINGLE FAMILY dwelling must be at least 1600 sq. ft. in size exclusive of the garage. Outbuildings built on the premises must conform as to architectural styles and exterior finish with the dwelling constructed on the premises (same siding material and roofing material.)
 - a) All house and outbuilding plans must be submitted to the Architectural Review Committee prior to construction.
 - b) No campers or trailers shall be allowed for permanent residences.
 - c) No structure of a temporary nature, character, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
 - d) All homes shall be constructed on site and not moved from another location.

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- e) All dwellings under construction shall have the exterior substantially completed within six months from commencement of construction and shall be completed within 18 months from start of construction.
 - f) All buildings on the premises shall have the same color of paint with trim color and roofing material in complimentary colors. All exterior materials, siding, trim and roofing shall be of a color to blend with the natural surroundings - earth tones. Metal roofing will only be allowed in similar earth tones with approval by the Board or Architectural Committee and shall be of a standing seam style and construction.
3. No building or structures of any kind shall be located outside the designated home site area without prior approval of the county planning department.
 4. Within the easements as shown on the recorded plat; no plants or trees or shrubs which would interfere with the utilities is permitted. The Northwest Century Drive road easement area of each lot, including drainage areas, shall be maintained continuously by the owner of the lot.
 5. Sewage disposal shall be effected by means of individual septic tanks; the type of tank, its construction, and location on lot and the tile disposal field shall be constructed in the designated areas approved by the Crook County Environmental Department. No cesspools or outside toilets shall be permitted.
 6. No livestock shall be allowed on a lot within the subdivision. Household pets (dogs and cats) are allowed. Dogs shall not be allowed to run at large and must be kept within a fenced area or on a leash. Dogs who are allowed to bark continually shall be considered a nuisance and brought to the attention of the county, cases to be adjudicated in accordance with the county dog control ordinance.
 7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which may be or may become an annoyance or nuisance to the neighborhood.
 8. No unsightly storage of automobiles, trailers, ATVs, or other similar vehicles. Storage of such vehicles is allowed only within an enclosed structure as described in restriction #2.
 9. No sign of any kind shall be displayed to the public view on any lot except one professional sign advertising the property for sale, or sign used by a builder to advertise the property for sale, or sign used by a builder to advertise the property during the construction and sales period.

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10. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
11. Irrigated landscaped areas consisting of either lawn and/or shrubbery shall be limited to a maximum area of 5000 sq. ft.
12. The foregoing protective restrictions shall run with the land and shall be binding on all the parties and persons claiming under them for a period of twenty-five (25) years from June 1, 1993, at which time said protective restrictions shall automatically be renewed for an additional period of twenty-five (25) years, unless changes are agreed upon by a simple majority of property owners in attendance at the annual meeting or a meeting called by the board for the specific purpose of amending the foregoing protective restrictions, as defined by Article II E of the Association Bylaws, and as amended on October 16, 2003. The Westridge Homeowners Association Board shall assign a committee every three years to review this Declaration of Covenants, Conditions and Restrictions, and if necessary, to propose amendments.
13. Nothing contained in this declaration shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for value, but titles to any property subject to this declaration obtained through sale in satisfaction of any such mortgage or deed of trust shall thereafter be held subject to all the protective restrictions hereof.
14. Enforcement of each and all of the protective restrictions shall be enforceable by injunction or by other form of action available to the parties aggrieved, or to Westridge HOA, Inc. Invalidation of any one of these protective restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.
15. No recreational discharging of firearms shall be allowed within the boundaries of Westridge Estates Subdivision.
16. All outdoor lighting fixtures shall direct light emissions down onto the site. No light spillover or glare onto adjacent properties shall be permitted. No outdoor lighting shall stay on continually; motion detectors and security lighting are recommended.
- 17a. If differences of interpretation about a specific Covenant and Restriction arise between subdivision owners, it is expected that the individuals shall work to resolve those differences in a spirit of neighborly cooperation. If, however, resolution proves difficult, the problem may be presented to the Westridge Homeowners Association Board. The board shall have the authority to work to mediate the issue to achieve resolution. If a resolution cannot be reached and a CC&R adjustment is proposed to resolve the issue, the homeowner requesting

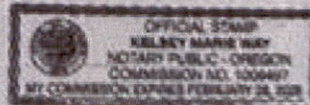
the CC&R change will be required to provide the Board with a draft of the proposed change. Following Board approval of the draft language, the homeowner will be granted 14 calendar days to secure the signature of 51% (22) of the owners of Westridge homesites in support of the draft. One signature per homesite shall be deemed sufficient, with owners of multiple homesites allowed to sign once only. If a petition with the required number of Board certified signatures is received by the Board, a secret vote will be scheduled within 30 days to determine the wishes of the Association members. Voting will be carried out with one vote allowed per homesite. Owners of multiple homesites will be allowed one vote only. Failure to secure 51% (22) signatures in support of the proposed change or failure to meet a two-thirds majority (29 votes) voting in support of the change will end the issue with no change to the existing CC&R's.

17b. The Board shall have the authority to assess fines if a homeowner is out of compliance with any restrictions or requirements contained in this document and has not made timely and appropriate efforts to comply. If the Board determines that a Fine or Assessment is necessary, written notification of the Fine or Assessment shall be sent to the property owner. Any Fines, together with interest thereon and together with attorney fees and costs of collection shall be a continuing lien on the property until paid and shall also be the personal obligation of the individual(s) who is the owner of the property at the time of the assessment of financial obligation.

18. As of this date, 30 July 2022, the Westridge Homeowners Board of Directors elects not to enact an aforementioned fine schedule. The Westridge Homeowners Board of Directors reserves the right to formulate, enact and enforce such fine schedule in the event Association homeowners, with Board direction, are unable to resolve differences arising from specific CC&R issues.

Robert Cage 4-14-2023 Robert Cage, Treasurer
(date)

William Fransen 04-14-2023 William Fransen, Secretary
(date)



STATE OF OREGON,

County of Crook } ss.

On April 14th 2023, before me personally appeared Robert Cage and William Fransen whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.

Kelley Marie Way
Notary Public for Oregon
My commission expires 2-26-2025

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

Cook County Official Records 2023-321817
DEED-CCR
Page# 04/14/23 02:04 PM
\$25.00 \$11.00 \$81.00 \$2.00 Total: \$114.00
\$5.00 \$10.00



Cheryl Seely, County Clerk for Cook County Oregon, certifies that the instrument identified herein was recorded in the Clerk's records.



Cheryl Seely - County Clerk

After recording return to: ORS 205.234(1)(c)

WILLIAM W FRANKEN
3040 NW CENTURY DR
PRINEVILLE OR 97754

1. Title(s) of the transaction(s) ORS 205.234(1)(a)

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)

WESTRIDGE HOA

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)

4. True and actual consideration: ORS 205.234(1)(d)

ORS 205.234(1) Amount in dollars or other

\$

Other:

5. Send tax statements to: ORS 205.234(1)(e)

6. Satisfaction of lien, order, or warrant: ORS 205.234(1)(f)

ORS 205.234(1)(f)

FULL

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)

ORS 205.234(1)(f)

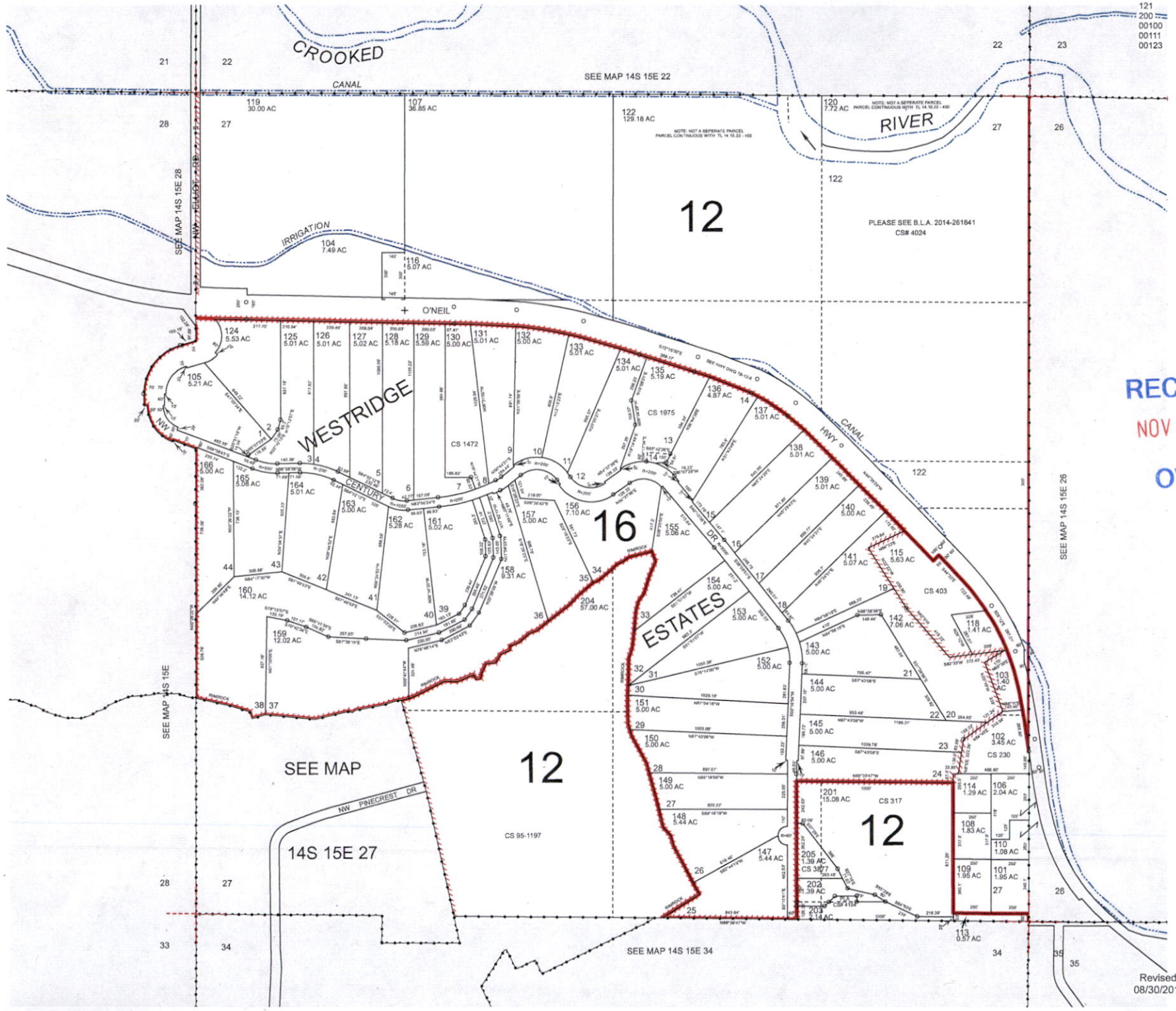
\$

8. Previously recorded document reference:

9. If this instrument is an original and being re-recorded, complete a Re-Recording ORS 205.234(2) Coversheet in place of this Basic Coversheet and attach it to this instrument:

CROOK COUNTY
1" = 400'

Cancelled
112
117
121
200
00100
00111
00123



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Today's Date: Thursday, August 31, 2023

| | | |
|---|--|------------|
| Base Application Fee. | | \$1,570.00 |
| Number of proposed cubic feet per second (cfs) to be appropriated. (1 cfs = 448.83 gallons per minute) | 0.245 | \$410.00 |
| Number of proposed Use's for the appropriated water. (i.e. Irrigation, Supplemental Irrigation, Pond Maintenance, Industrial, Commercial, etc) * | 1 | |
| Number of proposed groundwater points of appropriation. (i.e. number of wells) (include all injection wells, if applicable) ** | 2 | \$410.00 |
| Subtotal: | | \$2,390.00 |
| Permit Recording Fee. *** | | \$610.00 |
| <p>* the 1st Water Use is included in the base cost. ** the 1st groundwater point of appropriation is included in the base cost. *** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.</p> | <input type="button" value="Recalculate"/> | |
| Estimated cost of Permit Application | | \$3,000.00 |

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STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

CR60
3226

145/15E/28AA

(START CARD) # 71880

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number 755
Name Ochoco Real Estate
Address 1020 West Third Street
City Prineville State OR Zip 97154

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 110 ft.
Explosives used Yes No Type _____ Amount _____

| HOLE | | | SEAL | | | Sacks or pounds |
|----------|------|-----|----------|------|----|-----------------|
| Diameter | From | To | Material | From | To | |
| 12 | 0 | 160 | concrete | 0 | 25 | 30 |

How was seal placed: Method A B C D E
 Other _____
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

| Diameter | From | To | Gauge | Steel | Plastic | Welded | Threaded |
|----------|------|-----|-------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| 8 | 712 | 110 | 250 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Liner: _____

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:

Perforations Method factory
 Screens Type _____

| From | To | Slot size | Number | Diameter | Material | Tele/pipe size | Casing | Liner |
|------|-----|-----------|--------|----------|----------|----------------|-------------------------------------|--------------------------|
| 70 | 110 | 4x3 | 690 | 8 | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(8) WELL TESTS: Minimum testing time is 1 hour

Pump Bailer Air Flowing Artesian

| Yield gal/min | Drawdown | Drill stem at | Time |
|---------------|----------|---------------|-------|
| 400+ | 4.9 ft | 110 | 1 hr. |

Temperature of water 53 Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County 2200K Latitude _____ Longitude _____
Township 14 N or S Range 15 E or W. WM.
Section 28 NE 1/4 NE 1/4
Tax Lot _____ Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) E 1101 10th

(10) STATIC WATER LEVEL:
12 ft. below land surface. Date 7-21-95
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 73

| From | To | Estimated Flow Rate | SWL |
|------|-----|---------------------|-----|
| 73 | 110 | 400+ | 12 |

(12) WELL LOG:
Ground Elevation _____

| Material | From | To | SWL |
|-------------------------|------|-----|-----|
| Top Soil | 0 | 2 | |
| Brown clay & Gravel | 2 | 32 | |
| Gray clay | 32 | 46 | |
| yellow green clay stone | 46 | 57 | |
| Gray & Brown clay | 57 | 73 | |
| Broken Brown Rock | 73 | 110 | 12 |
| Gray clay | 110 | 115 | |
| Black sand | 115 | 118 | |
| Gray clay stone | 118 | 160 | |

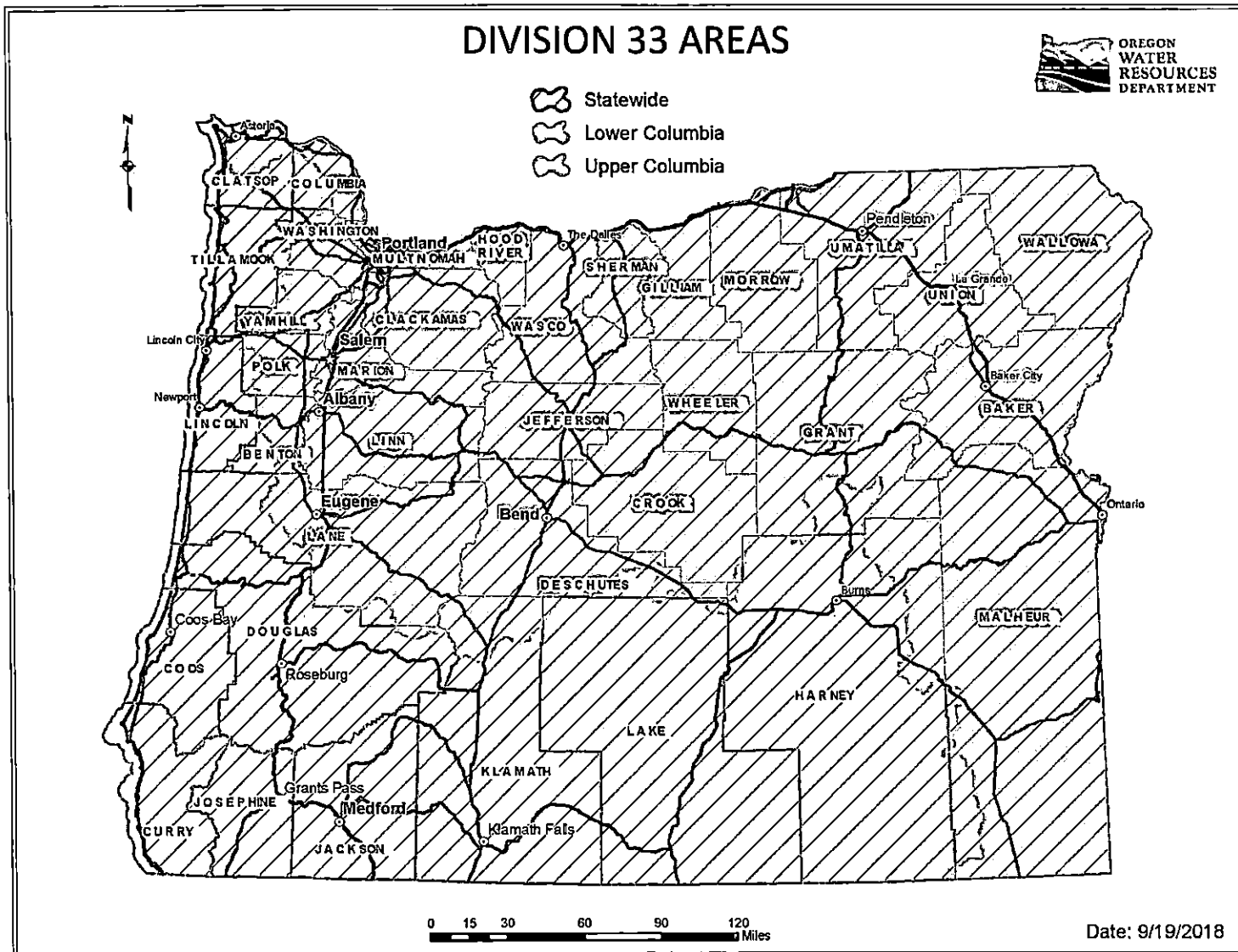
Date started 7-12-95 Completed 7-21-95

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
WVC Number _____
Signed _____ Date _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
WVC Number 584
Signed Dan M. [Signature] Date 7-26-95

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OWRD WATER RESOURCES DEPT.
SALEM, OREGON

Figure 1: Map of Division 33 Areas



For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POA and click on "Submit" to retrieve a report that will show which section, if any, of the Division 33 rules apply: https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/

FW: Signed LUCS for Westridge

Jennifer Orozco <Jennifer.Orozco@crookcountyor.gov>

Thu 10/19/2023 8:51 AM

To:jim newton <newtonjim@hotmail.com>

📎 1 attachments (752 KB)

Signed_Combined GW Land Use Form 10-13-2023 Westridge HOA_appl.pdf;

Good morning,

I have attached the signed LUCS form.

Best regards,

Jennifer

From: Katie McDonald <Katie.McDonald@crookcountyor.gov>

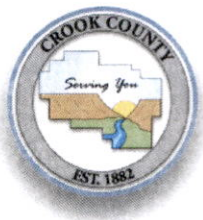
Sent: Thursday, October 19, 2023 7:23 AM

To: Jennifer Orozco <Jennifer.Orozco@crookcountyor.gov>

Subject: Signed LUCS for Westridge

Will you please send this to the appropriate person?

Thank you,
Katie



Katie McDonald

Katie McDonald

Sr. Planner, Community Development

300 NE 3rd Street Prineville, Crook County, OR 97754

My hours: Monday - Friday 8:00am - 4:00pm

Office: (541) 447-3211 Ext. 1 Planning

E-mail: Katie.McDonald@crookcountyor.gov / plan@crookcountyor.gov

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Disclaimer: Please note that the information in this email is an informal statement and shall not be deemed to constitute final County action effecting a change in the status of a person's property or conferring any rights, including any reliance rights, on any person.

CONFIDENTIALITY NOTICE - This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me

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immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.

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Application for a Permit to Use
Groundwater



Oregon Water Resources Department
Summer Street NE, Suite A
Salem, Oregon 97301-1266
503-986-0900
www.oregon.gov/OWRD

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant

| | | | |
|---------------------------------------|-------|------------|----------------------|
| Westridge HOA, Robert Cage, President | | PHONE (HM) | 541-508-1592 |
| PHONE (WK) | CELL | FAX | |
| 2766 NW Century Drive | | | |
| CITY | STATE | ZIP | E-MAIL* |
| Prineville | OR | 97754 | bobcage423@gmail.com |

Organization

| | | | |
|------------------------------------|-------|---------------------------|----------------------|
| NAME | | PHONE | FAX |
| WESTRIDGE HOA; CONTACT ROBERT CAGE | | --- | --- |
| ADDRESS | | CELL | |
| 2766 NW CENTURY DRIVE | | 458-218-5665; ROBERT CAGE | |
| CITY | STATE | ZIP | E-MAIL* |
| PRINEVILLE | OR | 97754 | BOBCAGE423@GMAIL.COM |

Agent – The agent is authorized to represent the applicant in all matters relating to this application.

| | | | |
|---|-------|--------------|-----------------------|
| AGENT / BUSINESS NAME | | PHONE | FAX |
| CASCADE GEOENGINEERING, LLC; CONTACT JIM NEWTON | | --- | --- |
| ADDRESS | | CELL | |
| 21145 SCOTTSDALE DR | | 360-907-4162 | |
| CITY | STATE | ZIP | E-MAIL* |
| BEND | OR | 97701 | NEWTONJIM@HOTMAIL.COM |

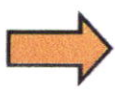
Note: Attach multiple copies as needed

* By providing an e-mail address, consent is given to receive all correspondence from the Department electronically. (Paper copies of the proposed and final order documents will also be mailed.)



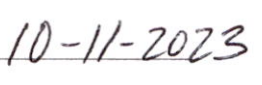
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By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.



I (we) affirm that the information contained in this application is true and accurate.

_____ Applicant Signature _____ Print Name and Title if applicable _____ Date

SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

Superseded

- YES, there are no encumbrances.
- YES, the land is encumbered by easements, rights of way, roads or other encumbrances.
- NO, I have a recorded easement or written authorization permitting access.
- NO, I do not currently have written authorization or easement permitting access.
- NO, written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
- NO, because water is to be diverted, conveyed, and/or used only on federal lands.

Affected Landowners: List the names and mailing addresses of all owners of any lands that are not owned by the applicant and that are crossed by the proposed ditch, canal or other work, even if the applicant has obtained written authorization or an easement from the owner. *(Attach additional sheets if necessary).*

All lands are owned by individual service connections with easements where needed. All other lands are under common space ownership and the HOA has the ability to deliver water to all service connects by HOA bylaws.

Legal Description: You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.

SECTION 3: WELL DEVELOPMENT

| WELL NO. | NAME OF NEAREST SURFACE WATER | IF LESS THAN 1 MILE: | |
|----------|-------------------------------|-----------------------------------|--|
| | | DISTANCE TO NEAREST SURFACE WATER | ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD |
| 1 | CROOKED RIVER | 1,400' | 12' |
| 2 | CROOKED RIVER | 1,400 | 12' |

Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials *(attach additional sheets if necessary).*

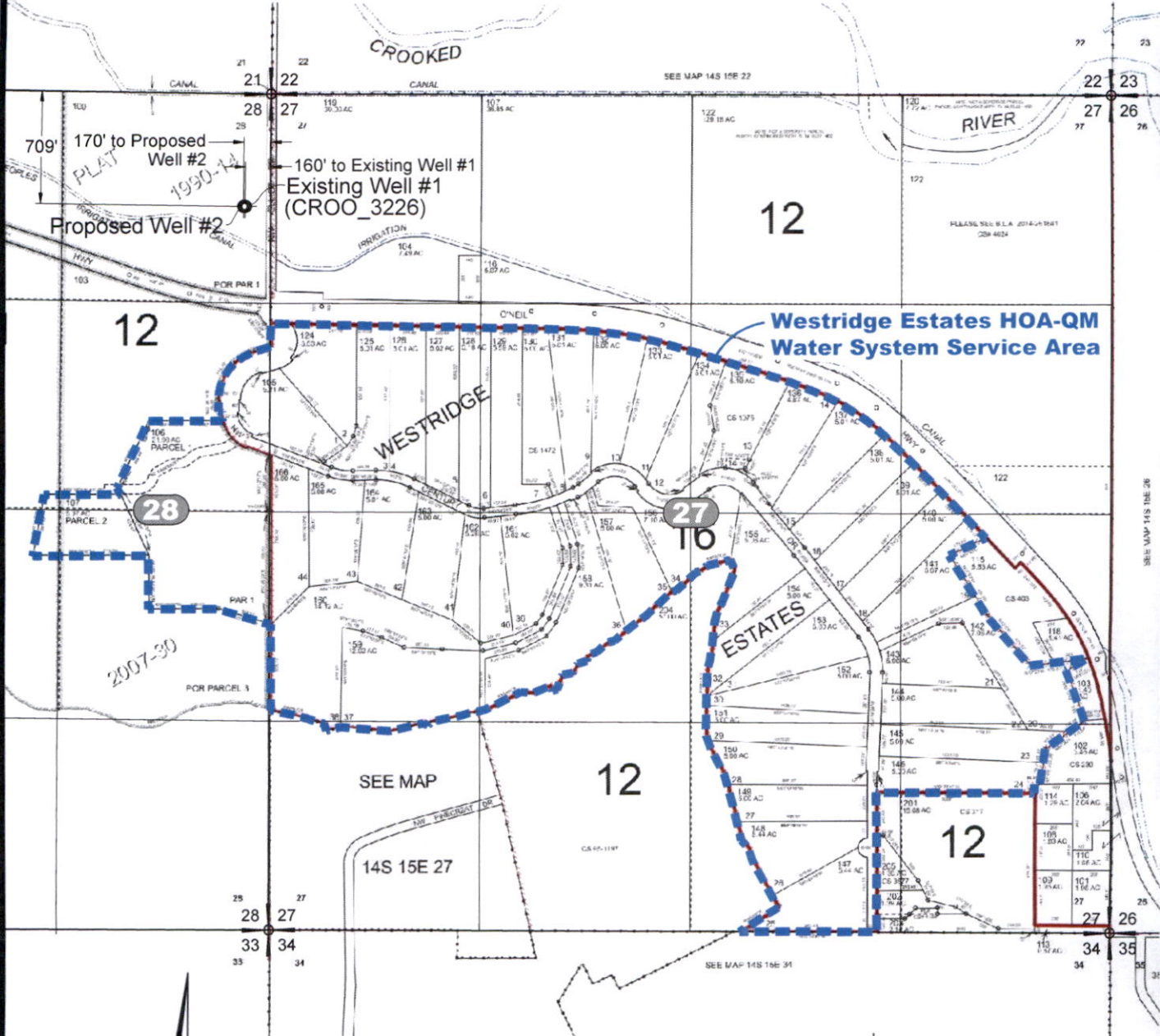
The existing HOA well, CROO-3226, was installed by Darrell Maphet Well Drilling in 1995 and approved for used under now cancelled OWRD groundwater permit G-12902. This well was under review for construction by OH-Drinking Water Services was reviewed for adequacy of well construction in 2018. Based on a review by Joel Jeffries of OWRD, OWRD well inspector at the time Bill Nashem, and with coordination with Russell Kazmierczak of OHA-Drinking Water Services, Bill Nashem conducted a down-well video of well CROO-3226 on March 23, 2020. Based on the results of the down-well video, Mr. Jeffries concluded the well is properly constructed and Mr. Kazmierczak was noted and the well is accepted as an approved well for use by Westridge HOA as a community water source well.

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SECTION 27 T.14S. R.15E. W.M.
CROOK COUNTY



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NOTES

1. This map was prepared for the purpose of identifying the location of water rights only and is not intended to provide legal dimensions or locations of property ownership lines.

| | | | |
|-------|-------|-------|-------|
| 21 | 22 | 22 | 23 |
| 26 | 27 | 27 | 26 |
| NW-NW | NE-NW | NW-NE | NE-NE |
| SW-NW | SE-NW | SW-NE | SE-NE |
| NW-SW | NE-SW | NW-SE | NE-SE |
| SW-SW | SE-SW | SW-SE | SE-SE |
| 26 | 27 | 27 | 26 |
| 33 | 34 | 34 | 35 |

Quarter-Quarter Section Identifiers



Quasi-Municipal Service Area
Groundwater Permit Application -Westridge HOA
Crook County, Oregon

Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.140)

Include this checklist with the application

Check that each of the following items is included. The application will be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

Please submit the original application and signatures to the Water Resources Department. Applicants are encouraged to keep a copy of the completed application.

- SECTION 1: Applicant Information and Signature
- SECTION 2: Property Ownership Easement
- SECTION 3: Well Development
- SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- SECTION 5: Water Use
- SECTION 6: Water Management
- SECTION 7: Project Schedule
- SECTION 8: Resource Protection
- SECTION 9: Within a District
- SECTION 10: Remarks

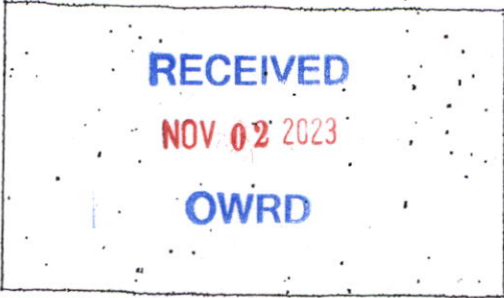
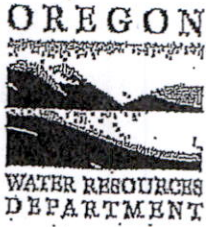
Include the following additional items:

- Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt.
- Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map. Attached easement for existing CROO-3226 well, and proposed Well #2.
- Fees - Amount enclosed: \$ 3,000.00
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.
- Map that includes the following items:
 - Permanent quality and drawn in ink
 - Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
 - North Directional Symbol
 - Township, Range, Section, Quarter/Quarter, Tax Lots
 - Reference corner on map
 - Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
 - Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
 - Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery **N/A**
 - Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

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Date Received (Date Stamp Here)

OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: Westridge HOA / Robert Cage
2706 NW Century Dr. Prineville OR 97754

Transaction Type: Groundwater

Fees Received: \$ 3000.00

Cash Check: Check No. Cascade Geoengineering LLC
Name(s) on Check: 1401

Thank you for your submission. Oregon Water Resources Department (Department) staff will review your submittal as soon as possible.

If your submission is determined to be complete, you will receive a receipt for the fees paid and an acknowledgement letter stating your submittal is complete.

If determined to be incomplete, your submission and the accompanying fees will be returned with an explanation of deficiencies that must be addressed in order for the submittal to be accepted.

If you have any questions, please feel free to contact the Department's Customer Service staff at 503-986-0801 or 503-986-0810.

Sincerely,
OWRD Customer Service Staff

Submission received by: Corie Corvick
(Name of OWRD staff)

Instructions for OWRD staff:

- Complete this Submission Receipt and make two (2) copies. Place one copy with the check/cash; and place the other copy with the submission (i.e., the application or other document).
- Date-stamp all pages. (NOTE: Do not stamp check.)
- Give this original Submission Receipt to the applicant.
- Record Submission Receipt information on the "RECEIVED OVER THE COUNTER" log sheet.
- Fold and put one copy of the Submission Receipt with check/cash into the Safe slot. Place the other copy of the Submission Receipt with submission (application/other document) in the top drawer of filing cabinet.