

REGULATIONS FOR IRRIGATION SYSTEMS

March 22, 2023

1. Clearbrook soil has notoriously poor water absorption characteristics. Timer and heads should be set to accommodate this type of soil; minimal watering is needed.
2. The installation must have an automatic timer to turn system on and off as required.
3. A rain sensing device (roof mounted) must be part of the system set at 1/8 inch.
4. All sprinkler heads, wherever possible, must be located 6 inches beyond any foundation plantings, driveways, and curbing.
5. All water lines must run as close to the beds as possible on the way to curb line heads (no cutting through center of lawns). Where installation includes larger common areas, this may be unavoidable.
6. All installations must have an anti-siphon valve installed in the system.
7. All installations must use direct disconnect to join irrigation system to existing plumbing.
8. The zone valve control box must be located within the three foot bed around the residence.
9. Final installations must conform to the sketch submitted for approval.
10. Sketches must show approximate distance, in feet, of surrounding homes.

Information for unit owners regarding irrigation systems:

1. The repair of any damage to the irrigation system caused by lawn maintenance mowing equipment is the full responsibility of the lawn maintenance contractor except for sprinkler heads. Sprinkler heads are the full responsibility of the unit owner. Sprinkler head damage is caused by mowers when they do not retract properly or are installed too high. This applies to system extensions for watering larger common areas. Damage of irrigation systems along driveways caused by snowplows will be the responsibility of the snow removal contractor.
2. The unit owner is responsible for the maintenance of the total installation and the annual winterization of the system.
3. The unit owner must prevent system malfunctions that result in excess use of water.
4. Sprinkler heads must be adjusted to minimize watering of roadways, common driveways and walkways.