

## Panorama Hills Water Company Water Rights Management Policy

### Purpose

The Panorama Hills Water Company (PHWC) operates and manages the water distribution system licensed by the Idaho Department of Water Resources (IDWR) under Water Right 25-7100 that supplies the homes in the Panorama Hills subdivisions ("Alpha" and "Beta" Areas of Panorama Hills and the Altura Verde subdivision, all located on the foothills above Iona, Idaho.) This water right has a "priority date" of 12/16/1977 and covers groundwater used for domestic and irrigation purposes by the property owners (the PHWC "shareholders") within these subdivisions.

The purpose of this policy is to outline the guidelines necessary to ensure the PHWC Board of Directors act in a responsible, compliant and fair manner in managing these "Water Rights."

### Policy

1. The PHWC Board of Directors will always make decisions concerning PHWC activities in a manner that is compliant with the requirements and provisions contained in the Water Right License, granted for Water Right No. 25-7100, dated September 22, 2005.
2. Included in this License is the "Condition of Approval" that states "Domestic use is for 137 homes including up to ½ acre of lawn &/or garden irrigation per subdivision lot upon which a home has been constructed."
3. To prevent exceeding the Water Right conditions of "137 homes" and the "Irrigation" limitation of 38 acres - total, the PHWC Board of Directors will maintain and approve a spreadsheet titled the "PHWC Water Rights Allocation List" that contains a list of all lots within the Panorama Hills and Altura Verde subdivisions and whether they have a water right and are approved by the Board for service by the PHWC. New requests to be supplied by our water system must be reviewed by the PHWC President against this list for compliance before issuing a "Will Serve" authorization letter.
4. If a developer/future homeowner wishes to build on a lot that does not have a water right, then a water right must be acquired and approved by Idaho Department of Water Resources for transfer to the PHWC before a "Will Serve" is issued. This acquisition is typically done by purchasing an existing water right and transferring the "Place of Use" to the PHWC to cover the proposed building lot(s).

Approved by PWHC Board (President)

 10/22/21