



PLEASE READ ALL INFORMATION PROVIDED CAREFULLY

Dear Palm Beach Country Estates Property Owner,

LANDOWNERS WILL BE NOTIFIED BY MAIL WHEN THEIR PHASE IS READY FOR HOOK-UP TO THE PALM BEACH COUNTRY ESTATES POTABLE WATER SYSTEM. A map will be included showing the Phase that is ready for water service. The Town of Jupiter's Water Utility will be supplying the water for the project, so if you are hooking up to the system, you will need to set up an account for water service with the Town. After setting up your account, you will be billed for your water usage monthly by the Town.

For the Town's current schedule of monthly rates for water, visit their website at www.jupiter.fl.us/water. The website also features a new water bill calculator that will help you determine your monthly water costs, as well as other information. The Water Utilities Department Customer Service number is 561-741-2300.

If you decide to hook up to the system, you may continue using your well for irrigation or switch entirely to Town-supplied water. **As landscape irrigation is a major part of water usage, continuing to use your well for irrigation will save you money on your monthly water bills.** *As a reminder, residents are not required to hook up to the system, or may do so at a later date if desired.*

Hooking Up to the Palm Beach Country Estates Water System

To hook up to the system, residents must pay the hook-up fees to the Town of Jupiter up front or use the *voluntary* South Indian River Water Control District's Financing Program (available only through June 30, 2009). **You may also secure your own financing for the project. You are not obligated to use the District's financing program.** Please note that the enclosed Declaration of Restrictive Covenant is to be used only if you are using SIRWCD's Financing Program.

The District has just been notified that the Town of Jupiter has increased fees for meters, causing a slight increase in the hook-up costs. The hook-up fees for 3/4" meter service will now be \$3,892.18 for homes less than 4,000 square feet (air conditioned area) using your well for irrigation, or less than 3,500 square feet (air conditioned area) using Town water for irrigation. Larger homes would require 1" meter service and the hook-up fee would increase to \$9,367.95. The Town also requires everyone to pay a security deposit of \$50.00 up front and a processing fee of \$10.00, which will be billed on your first bill. These are not included in the financing plan.

If you do not know the square footage of your home, you can visit the Palm Beach County Property Appraiser's website at www.pbcgov.com/papa and click on Records Search. On your record page, select "Structure Detail" to see your air-conditioned square footage. The Property Appraiser's Records Office also can be reached at 561-355-2881.

Paying Your Hook-Up Fee Up Front and Setting Up Your Account with the Town

- To apply for service, take this cover letter and go to the Customer Service Counter at Jupiter Town Hall, located at 210 Military Trail. Complete an Application for New Service form to set up your account. You may pay the applicable hook-up fees for your size meter and security deposit by check or credit card. *This must be done in person.*
- For your convenience you may also download the Application for New Service form from the Town's website at <http://www.jupiter.fl.us/Water/upload/NewInstallationApplication2005Update.pdf>. Fill out the form and bring it to the Town's Customer Service Counter to set up your account. We also have this form on our website as well.

Using SIRWCD's Voluntary Financing Program and Setting Up Your Account with the Town

- If you will be using SIRWCD's financing program, a Declaration of Restrictive Covenant agreement for financing of the 3/4" meter size is enclosed for your convenience. Information regarding property owners, the property control number, address and legal description have been preprinted on the first page. Please check this carefully for accuracy. If you are a new owner, or information provided is not correct, contact the District Office or visit the SIRWCD website at www.sirwcd.org for a blank Declaration. **If you will require a 1" meter, contact the District Office for a Declaration of Restrictive Covenant or download it from the SIRWCD website. Do not use the enclosed Covenant because it is specifically drafted for a 3/4" meter.** *continued on page 2*

- All owners of the property should sign and date the Declaration of Restrictive Covenant, **have it witnessed and notarized**, and return it to the District's office in the self-addressed envelope included for your convenience. *Do not fax this document.*
- The District will record the Declaration so that the Annual Assessment will run with the land and carry over to a new owner, should you sell your property.
- The District will send an authorization letter to the Town of Jupiter, with a copy to you.
- When you receive your authorization letter and are ready to set up your account, take the letter with you to the Customer Service Counter at Jupiter Town Hall, located at 210 Military Trail, where they will credit your account for the meter and connection charges. In addition, you will need to pay the \$50.00 security deposit at that time and will be billed a processing fee of \$10.00 on your first bill.
- You will need to complete an Application for New Service form. For your convenience you may download the form from Jupiter's website at <http://www.jupiter.fl.us/Water/upload/NewInstallationApplication2005Update.pdf>. Fill out the form and bring it with you to the Town when setting up your account. We also have this form on our website.

If you will be financing the 3/4" hook-up fee, an assessment of \$250.00 will be included in your tax bill that you will receive from the Palm Beach County Tax Collector in November 2008 and 2009. For the 15 years thereafter, the annual assessment is expected to range from \$434.00 to \$454.00 per year. If your property requires a 1" meter, please contact the District Office for assessment information.

For more information, please see the Frequently Asked Questions document we've included in this mailing.

Connecting Your Home to the Potable Water System

- THE HOOK-UP FEES DO NOT COVER THE COST OF CONNECTING YOUR HOME TO THE METER. You will need to make arrangements for the installation of this service line.
- A permit and inspection are required by Palm Beach County for the installation of the service line from your home to the meter.
- If you have underground power, telephone or cable lines on your property, be sure to have the utilities marked prior to digging. This can be done by calling the utility companies or Sunshine State One Call at 800-432-4770.

If you have any engineering questions regarding the project, please call the District Engineer, LBFH at (772) 219-2953 and leave a detailed voice mail message. For other questions, please call the District Office at (561) 747-0550.

SIRWCD has arranged that the negotiated hook-up fees for Palm Beach Country Estates be available for a period of seven years. The meter fee portion of the hook-up fees are subject to change at the discretion of the Town of Jupiter. After seven years, fees will be assessed at going rates. Please keep this in mind if you plan to hook up to the system at a later date. Also, please note that the SIRWCD voluntary finance plan is only available through June 30, 2009.

(For those using the District's financing program's Declaration of Restrictive Covenant, a notary is available at Berman Realty on Donald Ross Road.)