

**Exhibit B.1 - PEAKS VILLAGE HOA SEPTIC SYSTEM MAINTENANCE PLAN**

TASK	FREQUENCY	SCHEDULING RESPONSIBILITY		FINANCIAL RESPONSIBILITY		COMMENTS
		HOA	Homeowner	HOA	Homeowner	
Installation of Risers	1 time, if not previously installed	X			X	
Installation of Filters	1 time, if not previously installed	X			X	
Inspection of Tanks	Yearly	X		X		
Cleaning of Filters	First cleaning - Yearly in spring	X				
	Second cleaning - As needed in fall	X			X	If negligence is found during SPRING cleaning, a second cleaning will be scheduled approx 6 mos later at the cost of the Homeowner.
Pumping of Tanks	As needed	X			X	Tanks will be measured during annual inspection and scheduled to be pumped when the sludge and scum occupies one-third the tank liquid capacity, or once every five years, whichever comes first.
Inspection of Leach Fields	Yearly	X		X		
Clearing of Leach Fields	At least Yearly, and as needed	X		X		
Clearing of 5 ft Area around Septic Tank and clean out valves on homeowner property	Maintained, as needed		X		X	
Inspection to verify Spetic Tank and Cleanout Valves are cleared	Yearly	X		X		
Maintenance of Mechanical Equipment in tank, if needed	As needed		X		X	Provide notification to HOA of repair
Repair/Replacement of Septic Tank if damaged	As needed		X		X	Provide notification to HOA of repair
Inspection and Repair of any Septic Pipe and Drainage from Home to Septic Tank	As needed		X		X	Provide notification to HOA of repair
Inspection and Repair of any Septic Pipe and Drainage from Septic Tank to Leach Fields	As needed	X		X		
Maintenance of Water and Plumbing Fixtures within Home to ensure system is not being overtaxed	As needed		X		X	