



THE RANCH at CYPRESS CREEK

Municipal Utility District #1

STORMWATER QUALITY INFORMATION AND FACT SHEET

The Ranch at Cypress Creek Municipal Utility District No. 1 (the “District”) owns and maintains the stormwater facilities within the boundaries of the District. Stormwater facilities collect rainwater from roofs, driveways and other impervious surfaces in areas such as subdivisions, large commercial properties or roadways. The stormwater drains into stormwater facilities where it is infiltrated into an aquifer or allowed to slowly flow out into local streams, lakes, or wetlands. This collection of stormwater facilities within the District is referred to as a municipal separate storm sewer system or MS4 and is regulated under the National Pollutant Discharge Elimination System (NPDES), which requires states to establish and maintain a MS4 program. Texas has established a General Permit for Waste Discharge and provided a means for the Texas Commission on Environmental Quality (“TCEQ”) to delegate MS4 authorizations to cities, counties, universities, MUDs, etc. It is a violation of the Clean Water Act for entities designated as MS4s to discharge to the waters of the US without a permit. The TCEQ authorizes and manages the District’s regulatory framework for the discharge permit program including required inspections, yearly reporting and records management.

Stormwater Pollution:

Stormwater can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, or river. Polluted stormwater runoff can have many adverse effects on plants, fish, animals, and people. Sediment can cloud the water and make it difficult or impossible for aquatic plants to grow. Sediment can also destroy aquatic habitats. Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can’t exist in water with low dissolved oxygen levels. Debris (plastic bags, six-pack rings, bottles, etc.) washed into waterbodies can choke, suffocate, aquatic life like ducks, fish, turtles, and birds. Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Polluted stormwater often affects drinking water sources. This, in turn, can affect human health.

Common Culprits:

- Roads are a source of pollution. Oils, grease, construction dirt, trash & cigarette butts wash off roads when it rains.
- Excess fertilizers wash off lawns and gardens when it rains & flows into surface water.
- Things put into storm drains and on the street can end up in our rivers, canals and coastal waters.

What can we do:

What are some simple steps residents can take to help control stormwater pollution? Keeping pollutants out of stormwater run-off is less expensive than installing stormwater treatment facilities. There are several

ways you can prevent pollution from entering stormwater:

- Leave grass clippings on your lawn (mulch).
- Sweep driveways, sidewalks and gutters to keep debris out of storm sewers.
- Use fertilizers and pesticides in recommended amounts. Consider using organic alternatives.
- Direct downspouts to lawns or gardens.
- Wash vehicles on your lawn or at a car wash.
- Clean up pet waste so it does not contaminate your ground water.
- Dispose of hazardous materials properly.
- Practice dry clean-up methods – For instance, instead of hosing down your driveway or sidewalk, use a broom to sweep up waste.
- Recycle used engine oil.

For more information about stormwater and what you can do to help, please go to the District's stormwater webpage at: <https://www.ranchatcc.org/stormwater/> or contact the District's Stormwater Committee (direct link to contact Stormwater Committee is available on the website.)

What is a MUD?

A Municipal Utility District (MUD) is a subdivision of the State of Texas government that is operated by a publicly elected Board of Directors, and is created to provide infrastructure. A MUD gives the developer of a new community an alternate way to finance infrastructure such as water, sewer, drainage, and road facilities. In addition to water and wastewater service, MUDs are legally empowered to engage in conservation, irrigation, firefighting, solid waste collection and disposal, covenants enforcement, and recreational activities (such as parks, swimming pools, and sports courts) as approved by the Board of Directors and funded by the District.

Taxes, etc.

Managed by a Board elected by registered voters within the district, a MUD may issue bonds to reimburse a developer for authorized improvements and utilize property tax revenues and user fees received from water and sewer services operated by the MUD to repay the debt. MUD tax rates generally decline over time as the MUD is built out and operating and debt service costs are shared by more homeowners. As the MUD pays off its debt, more of its tax revenue can be directed to other services. Originally, MUDs were very limited in what they were allowed to finance and what services they could provide. Over time, MUDs began taking on more responsibilities and providing enhanced services for their residents such as parks and recreation, deed restriction enforcement, and solid waste collection service. MUDs rely on the County to provide police and road maintenance services and Emergency Service Districts (ESDs) for providing fire protection.

The MUD tax is included in the annual property tax bill received by homeowners, and it pays for the cost of operating and maintaining the District's facilities, including providing clean water and disposing of wastewater. Your monthly utility usage fee is billed separately (by the City of Cedar Park), just like any

other utility bill. If you look up your property on the Williamson County Appraisal District web site, you'll see the MUD listed as a taxing entity.

Stormwater impact

The District maintains a small municipal separate storm sewer system (MS4) and is required to be permitted pursuant to Section 402 of the Clean Water Act and Chapter 26 of the Texas Water Code. The TCEQ oversees and permits MS4 entities under its General Permit to discharge under the Texas Pollutant Discharge Elimination System (TPDES). One requirement under the District's MS4 Permit is to create and adhere to a Stormwater Management Program ("SWMP"), which is a comprehensive program to manage the quality of discharges from the District's MS4. The TCEQ requires the submittal of annual reports documenting the District's compliance with its SWMP. These annual reports can be found on the District's website.

Our District

Ranch at Cypress Creek Municipal Utility District No. 1 encompasses approximately 338 acres of land and is located in southwestern Williamson County and northwestern Travis County. The District lies approximately one mile southwest of the City of Cedar Park, Texas (the "City" or "Cedar Park") and approximately three and one-half miles northwest of the intersection of U.S. highway 183 and Ranch Road 620. The District lies entirely within the extraterritorial jurisdiction of Cedar Park. Therefore, all development in the District must comply with the City's rules and regulations. The District manages discharges of storm water into Brushy Creek, Buttercup Creek, and Cypress Creek.

Board of Directors

The District's Board of Directors are responsible for defining the District's objectives, setting policy, and providing management oversight of decisions concerning the daily operations. Directors administer and control the financial, management, employment, and purchasing needs of the district. They also establish policies for these processes.

Directors serve four-year staggered terms and are elected by district voters on uniform election dates established by the State. Directors meet to discuss district needs at board meetings which are open to the public.

Covenants

Restrictive covenants are contractual obligations that are normally put in place by the original developer, and they are assumed by and provided to property owners at the time they purchase their home. Restrictive covenants enforce a standard of uniformity across a development. They give buyers peace of mind when they purchase a home that residents will not let their homes fall into decay and lower property values, making your home easier to sell later on as well as to make our neighborhood a nicer looking and more pleasant place to live.

Covenants impact every residence in our District by providing guidance on how property can be used. The MUD or your HOA (depending on which section of the District you live in) have a committee to help homeowners understand these covenants and meet the obligations associated with your property, but it is important for residents to validate any modifications you plan to make to your property before you start them so you can be sure your changes meet the requirements of the covenants.

The MUD was formerly created as a WCID (Water Control Improvement District), which did not have the power to enforce covenants. However, in December of 1999, the WCID was converted to a MUD by order of the Texas Natural Resource Conservation Commission (now TCEQ). MUDs were granted the authority to enforce restrictive covenants by the State Legislature in 1991, and now regular inspections are conducted by the MUD's covenant administrator.

Check out the covenants for your section of the District by looking at the maps on our web site here (<https://www.ranchatcc.org/restrictive-covenants/>) to see which section you live in, then read the covenants documents that apply to that section.

How can I find out what my District is doing?

As a customer or resident, you can help the District provide efficient and effective services in these ways:

- Become acquainted with your Board members. They are usually your neighbors.
- Educate yourself about the District's powers, duties, and abilities.
- Inform yourself about the issues.
- Attend Board meetings (generally held on the third Thursday of each month, agendas can be found on the District's website.
- Share your concerns and opinions with the Board. Suggest a course of action.
- Be active in the District's election process. Promote and vote for directors who are willing to address your concerns. The District's next election will be held on May 4, 2022. Information about the District's Election can be found on the website.
- Participating is the best way to ensure your district succeeds.

The District's web site (<https://www.ranchatcc.org/>) is the best source of information on current issues. Check it frequently for updates:

