

be determined in consultation with the Georgetown-Scott County Planning Commission and Health Department based upon the estimated cost of maintaining, repairing, or replacing the system for a period of not less than ten (10) years. The Scott County Fiscal Court may require periodic review and adjustment of the bond amount to account for inflation, changes in maintenance costs, or modifications to the system. The bond or other financial guarantee shall remain in effect for so long as the septic system remains in service. The owner of the preserve acreage, homeowners' association, or other entity responsible for management of the preserve acreage shall be identified in a recorded maintenance agreement approved by the Georgetown-Scott County Planning Commission. The agreement shall assign responsibility for routine inspection and maintenance of the septic system; require compliance with all applicable regulations of the local health department and the Kentucky Cabinet for Health and Family Services; grant the Scott County Fiscal Court the right to draw upon the bond or other financial guarantee in the event of a failure to properly maintain the system; and be recorded in the office of the Scott County Clerk and run with the land. Failure to maintain the required financial guarantee shall constitute a violation of these regulations and may result in withholding of permits, enforcement actions, or other remedies authorized by law.

3. **Preserve Area Septic System Maintenance Master Plan.** Prior to approval of a final subdivision plat for a rural cluster subdivision, the developer shall prepare and submit a Preserve Area Septic System Maintenance Master Plan for review and approval by the Georgetown-Scott County Planning Commission and such other agencies as may be required. The Master Plan shall include, at a minimum: (a) a map identifying the location of all existing and proposed septic systems, replacement areas, drain fields, treatment facilities, access easements, and related infrastructure located within the preserve acreage; (b) identification of the person, homeowners' association, property owners' association, conservation organization, or other entity responsible for long-term maintenance and oversight of each septic system; (c) a schedule for routine inspection, pumping, testing, maintenance, repair, and replacement of septic system components; (d) procedures for responding to system failures, overflows, malfunctions, or other conditions that may threaten public health, groundwater, surface water, or agricultural operations; (e) identification of access routes and easements necessary for inspection, maintenance, repair, and replacement activities; (f) provisions for preserving adequate replacement areas for future septic system repair or replacement; (g) a funding mechanism demonstrating how future maintenance, repair, and replacement costs will be funded, including assessment procedures, reserve accounts, or other financial arrangements; and (h) procedures for transferring maintenance responsibilities to successor owners or entities. The approved Master Plan shall be recorded in the office of the Scott County Clerk and shall run with the land. All present and future owners of lots within the subdivision and all owners of preserve acreage shall be bound by its provisions. The entity responsible for maintenance shall review the Master Plan annually and update it as necessary to reflect changes in ownership, infrastructure, maintenance schedules, or applicable regulations. Failure to maintain or