

WHISTLING PINES

STORMWATER INFRASTRUCTURE MAINTENANCE PLAN AGREEMENT

The Property Owner's Association (POA) of Whistling Pines, c/o Maples Development Company, LLC, P.O. Box 1065, Bryant, Arkansas 72022, (501-690-4919), will be responsible for the inspection and maintenance of the stormwater infrastructure within Whistling Pines subdivision.

The POA will have all rights to construct, use, reconstruct, repair and maintain access to all stormwater infrastructure facilities within Whistling Pines. Each lot served by the stormwater infrastructure is responsible for repairs and maintenance as indicated in the subdivision Bill of Assurance.

Inspections are to be scheduled as directed in this document. All documentation on scheduled inspections, dates of inspections, and maintenance completed shall be retained by the Property Owner's Association for a period of three years.

DESCRIPTION OF PROPERTY

That portion of the NW ¼ of the SW ¼ Section 21, T-1-S, R-14-W, Saline County Arkansas, described as follows: Beginning at a point 743.25 feet east of the NW corner of said NW ¼ of the SW ¼ and run thence N 89° 29' 19" E a distance of 583.74 feet; Thence S 00° 13' 34" W a distance of 453.18 feet; Thence S 88° 19' 25" W a distance of 82.07 feet; Thence S 00° 37' 28" E a distance of 153.40 feet; Thence N 88° 34' 27" W a distance of 508.04 feet to a fence; Thence continuing along said fence the following courses: N 00° 46' 50" E a distance of 137.27 feet; Thence N 00° 26' 22" E a distance of 215.38 feet; Thence N 00° 45' 05" E a distance of 78.81 feet; Thence N 00° 37' 47" E a distance of 159.70 feet to the Point of Beginning, containing 7.792 acres, more or less.

DETENTION BASIN MAINTENANCE

The detention basin including earthen berms, inlet piping, discharge structure, trickle channel and all other appurtenances shall be regularly inspected, maintained and repaired to ensure their proper operation, and to prevent the creation of any hazards or nuisances. Required maintenance item inspection, maintenance and schedules shall be as follows:

1. Major deposits of sediment shall be removed from the basin on an annual basis or after any extreme storm event. Excavated materials shall be properly disposed of off-site. Every five years the detention basin shall be surveyed to confirm that the original as-constructed contours have been maintained.
2. Every three months piping and outlet structures shall be inspected and cleared of any accumulated debris.

3. Erosion in the detention basin shall be promptly repaired and stabilized with appropriate Best Management Practices (BMP's).
4. The detention basin shall be mowed during the growing season, May through September to maintain the turf height of 6-inches or less. Any brush or trees that may grow within the detention basin bottom, slopes or banks shall be removed.
5. Litter and foreign materials shall be removed from the detention basin weekly. Large or noxious pieces of litter shall be removed immediately. The area shall be inspected visually after rainfall events in excess of 1" in 24 hours.
6. Inspections of overall detention area and detention components shall occur monthly with their conditions noted on an inspection form. If any remedial action is required, it should be noted and corrected.
7. All inspection forms must be retained on-site, including the "As-Built" drawings and photographs of the improvements in their original condition.

A sample inspection form is attached hereto.

SIGNATURE OF OWNER

33

COMMENT

BASIN INLET

8

16.21
S34° 39' 21" E 52.68

S88° 19' 25" W

54.85

S88° 19' 25" W 82.07

L=59.54,
R=75.00

DETENTION BASIN

Stormwater
Detention
Basin

S00° 37' 28" E 153.40

OUTLET STRUCTURE

N01° 25' 33" E 123.25

9

N88° 34' 27" W 111.91

BASIN OUTLET

WHISTLING PINES DETENTION BASIN
INSPECTION REPORT DATE: __/__/__

