

**STORMWATER MANAGEMENT/BMP FACILITIES
OPERATION AND MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this ____ day of, 20____, by and between
(Insert Full Name of Owner) _____hereinafter

called the "Landowner", and City of Winchester, hereinafter called the "City". WITNESSETH,
that WHEREAS, the Landowner is the owner of certain real property described as (Clark County
Tax Map/Parcel Identification Number) _____as recorded
by deed in the land records of Clark County, Kentucky, Deed Book __Page _____,
hereinafter called the "Property".

WHEREAS, the Landowner is proceeding to build on and develop the property; and

WHEREAS, the Site Plan/Subdivision Plan known as _____

(Name of Plan/Development), hereinafter called the "Plan", which is expressly made a part
hereof, as approved or to be approved by the City, provides for detention and/or treatment of
stormwater within the confines of the property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any
homeowner's association, agree that the health, safety, and welfare of the residents of
Winchester, Kentucky require that on-site stormwater management/BMP facilities be
constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management/BMP facilities as shown on
the Plan be constructed and adequately maintained by the Landowner, its successors and
assigns, including any homeowner's association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants
contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management/BMP facilities shall be constructed by the Landowner,
its successors and assigns, in accordance with the plans and specifications identified in the
Plan.
2. The Landowner, its successors and assigns, including any homeowner's association, shall
adequately maintain the stormwater management/BMP facilities. This includes all pipes and
channels built to convey stormwater to the facility, as well as all structures, improvements, and
vegetation provided to control the quantity and quality of the stormwater. Adequate
maintenance is herein defined as good working condition so that these facilities are performing
their design functions. The Annual Inspection Report is to be used to establish if the
working condition of the facility is acceptable to the City.

3. The Landowner, its successors and assigns, shall inspect the stormwater management/BMP facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.

4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management/BMP facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.

5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management/BMP facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management/BMP facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event, shall this Agreement be construed to impose any such obligation on the City.

6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management/BMP facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.

7. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

8. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless from any liability in the event the stormwater management/BMP facilities fail to operate properly.

9. This Agreement shall be recorded among the land records of Clark County, Kentucky, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowner's association.

WITNESS the following signatures and seals:

Company/Corporation/Partnership Name (Seal)

By:

(Type Name)

(Type Title)

STATE OF KENTUCKY

COUNTY OF CLARK

The foregoing Agreement was acknowledged before me this ____ day of _____, 20____, by

NOTARY PUBLIC

My Commission Expires:

CITY OF WINCHESTER, KENTUCKY