

EXHIBIT C TO MASTER DEED
BROOKSIDE OF SUPERIOR TOWNSHIP
Storm Water System Maintenance Plan for Phase 1

1. RESPONSIBILITY FOR MAINTENANCE

- a. During construction, it is Selective Enterprises, Inc. responsibility to perform maintenance of the storm water system.
- b. Following construction, it will be the responsibility of the Brookside of Superior Township Condominium Association (BOSTCA) to perform the maintenance.
- c. The Master Deed will specify that routine maintenance of the storm water system must be completed within 14 days of receipt of written notification that action is required, unless other acceptable arrangements are made with the Washtenaw County Drain Commissioner (WCDC). Should the BOSTCA fail to act within this time frame, the WCDC may perform the needed maintenance and assess the costs against the BOSTCA.

2. SOURCE OF FINANCING

The Brookside of Superior Township Condominium Association (BOSTCA) will assess its members (all owners of units in the site condominium) to pay for all storm water system inspection, maintenance, reporting and record keeping activities on a annual basis.

3. MAINTENANCE TASKS AND SCHEDULE

- a. Refer to the attached charts on the next two pages. The first chart describes the storm water system maintenance program during construction of Phase 1, which will be performed by Selective Enterprises, Inc. The second chart describes the maintenance program which will be performed by the Brookside of Superior Township Condominium Association, after the system is accepted by the Washtenaw County Drain Commissioner and turned over to the BOSTCA.
- b. Before turning any portion the development over to the BOSTCA, Selective Enterprises, Inc. will have the storm water system inspected by an engineer to verify grades of the sediment and detention areas, and to make recommendations for any necessary sediment removal.

BROOKSIDE OF SUPERIOR TOWNSHIP
Storm Water System Maintenance Plan for Phase 1

STORM WATER SYSTEM MAINTENANCE PLAN
ANNUAL BUDGET

Annual inspection for sediment accumulation:	\$500.00
Removal of sediment accumulation every 5 years as needed:	\$1,500.00
Inspect for floatables and debris annually and after major storms: \$500.00	
Removal of floatables and debris annually and after major storms:	\$500.00
Inspect system for erosion annually and after major storms:	\$500.00
Reestablish permanent vegetation in eroded areas as needed:	\$1,000.00
Replacement of gravel jackets every 3 to 5 years as needed: \$1,500.00	
Annual street sweeping:	\$1,000.00
Mowing up to 2 times per year:	\$1,000.00
Inspect structural elements during wet weather and compare to as-built plans every year: \$500.00	
Make structural adjustments or replacements as determined by the annual wet weather inspection, as needed:	\$1,000.00
Emergency inspection by professional engineer upon identification of severe problems:	\$500.00

Total Annual Budget:	\$10,000.00
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The Brookside of Superior Township Condominium Association will assess its members (all owners of units in the site condominium) to pay for all storm water system inspection, maintenance, reporting and record keeping activities on an annual basis.

BROOKSIDE OF SUPERIOR TOWNSHIP

Storm Water System Maintenance Plan During Construction of Phase 1

TASKS:	COMPONENTS:												
	Channels	Storm Sewer System	Catch Basin Inlet Castings	Catch Basin Sumps	North Sediment Basin	North Sed. Basin Standpipe	N. Basin Rip Rap Overflow	Southwest Sediment Basin	SW Sed. Basin Standpipe	SW Basin Rip Rap Overflow	Wetland/Detention Area	Wetl./Det. Area Standpipe	Wetl./Det. Overflow Spillway
Inspect for sediment accumulation	X	X	X	X	X	X	X	X	X	X	X	X	X
Removal of sediment accumulation	X	X	X	X	X	X	X	X	X	X	X	X	X
Inspect for floatables and debris	X	X	X	X	X	X	X	X	X	X	X	X	X
Cleaning of floatables and debris	X	X	X	X	X	X	X	X	X	X	X	X	X
Inspection for erosion	X	X	X	X	X	X	X	X	X	X	X	X	X
Reestablish permanent vegetation in eroded areas	X	X	X	X	X	X	X	X	X	X	X	X	X
Replacement of gravel jacket	X	X	X	X	X	X	X	X	X	X	X	X	X
Mowing	X	X	X	X	X	X	X	X	X	X	X	X	X
Inspect structural elements during wet weather and compare to as-built plans (report by a prof. engineer to Selective)	X	X	X	X	X	X	X	X	X	X	X	X	X
Make adjustments or replacements as determined by pre-turnover inspection	X	X	X	X	X	X	X	X	X	X	X	X	X

SCHEDULE:

Weekly
As needed* and prior to turnover
Quarterly
Quarterly and prior to turnover
Weekly
As needed and prior to turnover
As needed*
0 to 2 times per year
Annually and at turnover
As needed

* "As needed" means when sediment has accumulated to a maximum of one foot depth.

7/29/98

Seiber, Keast & Associates, Inc.

Project No. 96-068

BROOKSIDE OF SUPERIOR TOWNSHIP

Storm Water System Maintenance Plan for Phase 1

COMPONENTS:

TASKS:	SCHEDULE:									
	Annually	Every 5 to 10 years as needed	Annually	Annually	Annually	As needed	Every 3 to 5 years as needed	Annually	0 to 2 times per year	Annually
Inspect for sediment accumulation	X		X	X	X	X		X		X
Removal of sediment accumulation	X		X	X	X	X		X		X
Inspect for floatables and debris	X		X	X	X	X		X		X
Cleaning of floatables and debris	X		X	X	X	X		X		X
Inspection for erosion	X		X	X	X	X		X		X
Reestablish permanent vegetation in eroded areas	X		X	X	X	X		X		X
Replacement of gravel jacket	X		X	X	X	X		X		X
Clean streets	X		X	X	X	X		X		X
Mowing	X		X	X	X	X		X		X
Inspect structural elements during wet weather and compare to as-built plans (report by a prof. engineer to BOSTCA)	X		X	X	X	X		X		X
Make adjustments or replacements as determined by annual wet weather inspection	X		X	X	X	X		X		X
Keep records of all inspections and maintenance activities and report to BOSTCA	X		X	X	X	X		X		X
Keep records of all costs for inspections, maintenance and repairs, and report to BOSTCA	X		X	X	X	X		X		X
BOSTCA reviews cost effectiveness of the preventative maintenance program and makes adjustments as needed	X		X	X	X	X		X		X
BOSTCA shall have a prof. engineer carry out emergency inspections upon identification of severe problems	X		X	X	X	X		X		X

BOSTCA = Brookside of Superior Township Condominium Association