Storm Water Management Practice Maintenance Agreement

SITE NAME
Glen Oaks Subdivision – St. Croix, WI

PROPERTY LEGAL DESCRIPTION
THE PLAT OF GLEN OAKS, LOTS 1-9 AND OUTLOT 1, LOCATED IN THE SW ¼ OF THE NE ¼, AND THE NW ¼ OF THE SE ¼, SECTION 25 TOWNSHIP 28 NORTH, RANGE 20 WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN. BEING ALL OF LOT 2 OF V. 34 OF CSM'S P. 7583, DOC. NO. 1193830

RESPONSIBLE PARTY
The owner of lots 1 through 9 shall have an equal 1/9th ownership responsibility for satisfying the provisions of this agreement.

GRANTOR
Terrain Inventory LLC
13918 E Mississippi Ave Suite 60183
Aurora, CO 80012

GRANTEE
Town of Troy & St. Croix County, WI

Name/Address:
Terrain Inventory LLC
13918 E Mississippi Ave Suite 60183
Aurora, CO 80012
Ph: 720-808-1916

Parcel Identification Numbers (PIN):
040-1159-80-200

PERMANENT COMPONENTS OF THE STORMWATER SYSTEM
The stormwater system consists of the following components:

+ *Swales & Ditches*
+ *Storm Sewer, Culverts, Inlets*
+ *Sediment Forebay*
+ *Infiltration Pond*

The locations of all permanent stormwater system components and designation of easements for drainage and stormwater facilities are shown on the plat Glen Oaks, in accordance with St. Croix County Ordinance.

INSPECTION AND MAINTENANCE
All components of the stormwater system shall be inspected at least semiannually in early Spring and early Autumn. To ensure the proper long-term function of the storm water management practices described above, the following activities must be completed:

1. All basin overflow must be checked periodically to ensure there is no blockage from floating debris or ice. Any blockage must be removed immediately.

2. Inlets and outlets into stormwater facility must be checked after heavy rains (minimum-annually) for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up. Repaired grass areas must be restored with a minimum of 4" of topsoil, seed, fertilizer, and mulch and/or erosion mat. Erosion matting is recommended for repairing grassed areas.

3. When sediment has accumulated on the basin bottom which inhibits infiltration of the stormwater facility the sediment must be removed.

4. If ponding persists for a longer period of time within the infiltration basin and does not infiltrate within a 72 hour period, the sediment accumulation must be removed and then the bottom shall be raked and/ or disked.

5. No grading or filling of the basin or berm other than for sediment removal is allowed, unless otherwise approved by the Town or County.

6. Periodic mowing of the slopes will encourage rigorous grass cover and allow better inspections for erosion.

7. Any other repair or maintenance needed to ensure the continued function of the storm water practices or as ordered by the Town or County under the provisions listed on this Agreement.

Repairs will be made whenever the performance of a stormwater control structure is compromised.

MOWING / FERTILIZER & CHEMICAL APPLICATION

Mowing in buffer areas, basin banks and drainage ways will be minimized in order to maximize filtration of runoff. If occasional mowing is necessary, the mowing height will be no shorter than two inches.

Applications of fertilizers, herbicides, pesticide or other chemical applications are discouraged in buffer areas, on basin banks and along drainage ways.

DUTY TO PROVIDE MAINTENANCE

It is the equal responsibility of lots 1 through 9 to inspect and maintain all components of the stormwater system in a manner that complies with the restrictions placed upon the property by the approved, recorded subdivision plat. It is also the equal responsibility of lots 1 through 9 to maintain inspection reports and maintenance records and to submit to St. Croix County an annual report documenting the inspection and maintenance of the stormwater system. Proof of maintenance is required with each annual report.

The Town of Troy or St. Croix County, or their representatives, shall have the authority to inspect and maintain all components of the stormwater system if not completed by the lot owners. Prior to exercising such authority, the Town or County shall provide written notice to the lot owners (or the Homeowners Association as their representative) identifying the maintenance deficiency, and the lot owners shall have thirty (30) days from receipt of such notice to cure the deficiency. If the deficiency is not cured within the thirty (30) day period, all costs incurred by the Town of Troy or St. Croix County to inspect, maintain or repair any of the stormwater facilities will be assessed back to the owners of lots 1 through 9, a fractional share to each, as a special charge against each lot pursuant to Wis. Stats. Sec. 66.0627. Said charge shall be a lien on the property and shall be collected with the real estate taxes.

AUTHORIZED ACCESS

The Town of Troy, St. Croix County or their representatives are authorized to access Outlot 1 of the Glen Oaks subdivision as necessary to conduct inspections, maintenance or repairs of the storm water management facilities and to ascertain compliance with the restrictions imposed by the approved, recorded subdivision plat.

SIGNATURES

The undersigned agree to the provision set forth in this agreement.

Developer

Nathan Winston
Name

Nathan Winston
Signature

Manager
Title

02/24/2026
Date

ACKNOWLEDGMENT

State of ~~Wisconsin~~, Texas DM
Ellis County County,

Dorothy Michel
ID NUMBER
134720444
COMMISSION EXPIRES
January 18, 2028

Personally came before me this 24th day of
February, 2026, the above named
Nathan Winston

to me known to be the person who executed the foregoing instrument and acknowledged the same.

Dorothy Michel

Notary Public, Ellis County County, Wis.
My commission is permanent. (If not, state expiration date: 01/18/2028.)

Town of Troy

Name

Signature

Title

Date

ACKNOWLEDGMENT

State of Wisconsin,
_____ County,

Personally came before me this _____ day of
_____, 20___, the above named
_____

to me known to be the person who executed the foregoing instrument and acknowledged the same.

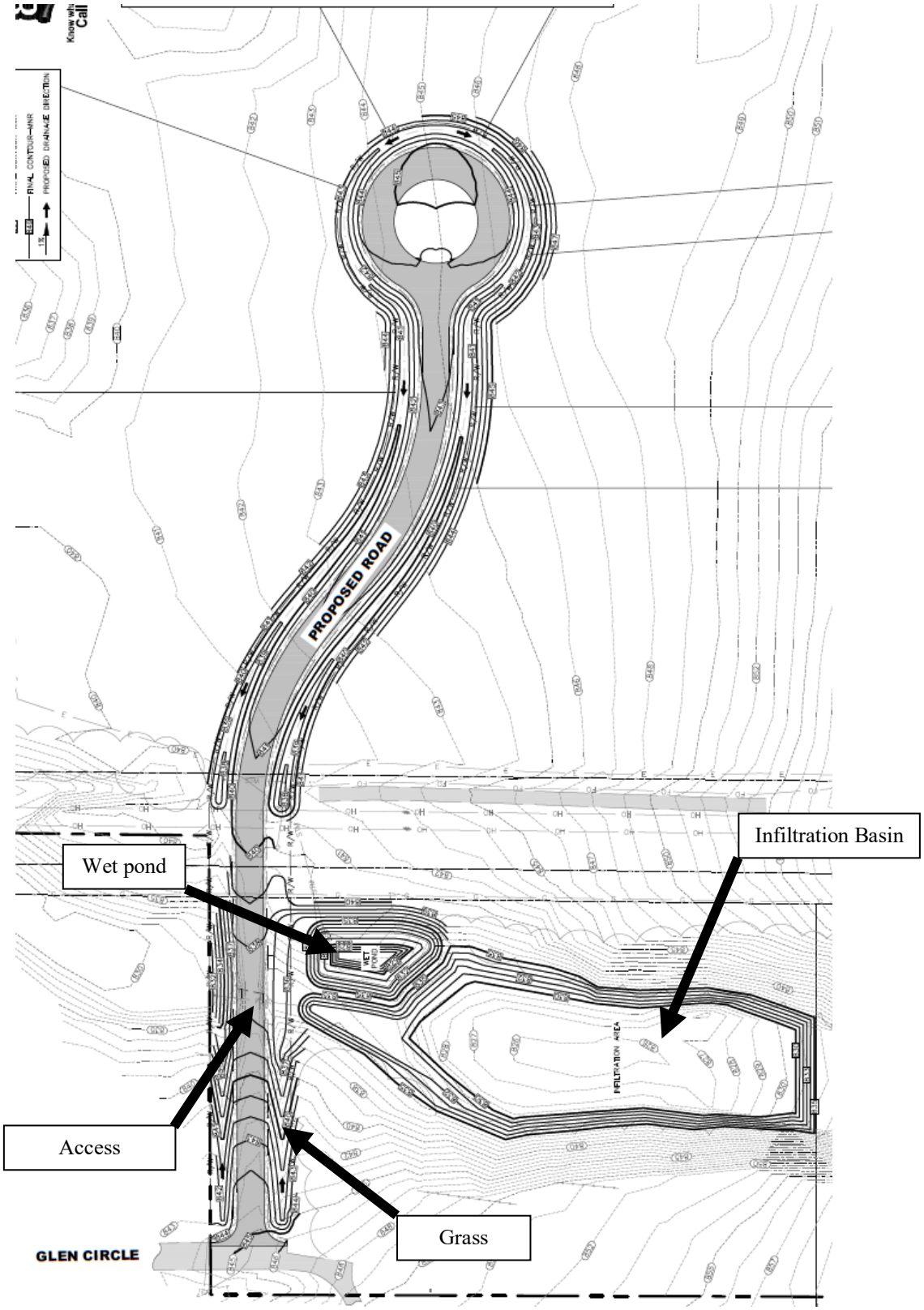
Notary Public, _____ County, Wis.
My commission is permanent. (If not, state expiration date: _____.)

Electronically signed and notarized online using the Proof platform.

Approved for recording: _____ [Initials of Municipal staff]

This document was drafted by:

Scott Cerveny of Advanced Engineering Concepts
1360 International Drive, Eau Claire, WI 54701

Exhibit A:

For a full size civil plan with details and further information please contact the Town of Troy. The exhibit below is for visual reference only and not for detailed information & specific callouts pertaining to the stormwater management of the subject property. Locations of the stormwater management facilities are shown below.