# DECLARATION OF COVENANTS AND RESTRICTIONS FOR DRAINAGE STRUCTURES

Prepared by:				
, ,	(Signature of Preparer)	(Date)		
	(Print Name of Preparer)			
of,	, 20 , by	OVENANTS AND RESTRICT	, as shown on deed)	day
Declarant.	and oldlo or	. Ridde Ind		
		AS Declarant is the owner of and being Block(s)		
subject of a	n the tax map of the municipal an application for site plan / su ent Review Committee under	lity of ubdivision development subm	which proper nitted to the Atlantic Cou	ty is the nty
under Cour	WHEREAS, Declarant proans submitted and approved but the submitted and approved but the submitted hereto,		pment Review Committe	ee
held, transf	NOW THEREFORE, in co and One Dollar \$1.00, Declara ferred, sold, conveyed, leased charges, assessments, obliga	d, occupied and used subject	perty described herein si to the covenants, restric	hall be
drainage of Developme Systems) a	1. Declarant covenants for this property of the property, in accordance ent Review Committee and Southached hereto, such maintentement of any and all structure	with the plans approved by the chedule A (Maintenance Requance to include regular inspe	n effectively, containing he Atlantic County uirements for Drainage ection and cleaning and	
all of the la municipal to enforceable	The covenants and rend described herein, identified ax map of  by the County of Atlantic or	estrictions set forth in this Dec d as Block(s), Lot and shall ins its successor in interest.		
or its succe	3. Any notice required to ent, and notice thereby given, essor in interest at the last know property described herein.		postage prepaid, to Dec	clarant

4. Enforcement of the covenants and restrictions shall be by any appropriate proceeding in law or equity, and in addition, the County of Atlantic shall be entitled to enter on the property to inspect, clean or repair any part of the drainage system, and to charge the cost of such cleaning or repair to Declarant. Such costs shall be a lien upon the property described herein.
5. Should any covenant or restriction contained herein be declared void, invalid, illeg

5.	Should any covenant or restriction contained herein be declared void, invalid, illegal
or unenforceable	e for any reason by any court of competent jurisdiction, such judgement shall not
affect the remain	ing provisions hereof which shall remain in full force and effect.

IN WITNESS WHEREOF the Declarants has/have hereunto set hand and seal, OR the Declarant has caused its corporate seal to be hereto affixed and attested by its proper corporate officer this day of , 20 .

ATTEST:		•	
(Signature of Witness)	(Date)	(Signature of Grantor)	(Date)
(Print Name of Witness)	•	(Print Name of Grantor) (corporate title & seal if applicab	ie)

#### INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEW JERSEY SS COUNTY OF ATLANTIC before ,20 BE IT REMEMBERED that on this day of me the subscriber \_\_\_ (name of person taking acknowledgment) appeared (Grantor/Declarant) who, I am satisfied, is/are the person/s named in and who executed the within instrument. and thereupon he/she/they acknowledged that he/she/they signed, sealed and delivered the same as his/her/their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration as defined in P.L. 1968 C.49, Sec. 1(c), is \$1.00. Deed acknowledged by:\_\_

(Seal of Notary)

#### CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY
SS
COUNTY OF ATLANTIC

BE IT REMEMBERED that on this	day of	.y.	,20 ,	before		
me the subscriber						
(name	of person ta	iking acki	nowledgr	nent)	<i>,</i>	
personally appeared						
	(Grantor/Declarant)					
who being by me duly sworn on his/he she/he is the		ses and r	nakes pr	oof to my	satisfaction that the corporation	
named in the within instrument; that shinstrument is sealed with the corporate the Board of Directors of said Corporate	he/he signed e seal; that th	e instrun	nent is m	ade by vii	rtue of authority o	
that the full and actual consideration a	s defined in I	P.L. 1968	3 C.49 Se	ec. 1(c),	is \$1.00	
Deed acknowledged by:				<del></del>		
	(Seal of N	otary)			•	

## SCHEDULE A Maintenance Requirements for Drainage Systems

The following are those minimum activities that shall be the responsibility of the property owner to ensure that the drainage system, as approved by Atlantic County, will operate as designed. The owner is only responsible for those activities discussed below that apply to the type of drainage structures existing on their property.

### Seepage Pits and Subsurface Recharge Systems (Perforated Pipe)

These systems are subject to clogging by sediment, oil, grease, grit and other debris. In addition, the performance and longevity of these systems is questionable and poorly documented.

In the event of standing water in the drainage system longer than 3 days (72 hours) after all maintenance activities have been conducted the County Engineers' Office shall be notified immediately.

Once designed certain minimum maintenance activities are required to reduce the possibility of system failure including:

- 1) Inspection of all inlet and outlet structures for obstructions and sediment accumulation shall be conducted semi-annually and after all major storms.
- 2) Sediment shall not be allowed to build up to the point where it reduces the rate of Infiltration that the system was designed to accommodate. In the event of standing water greater than 3 days (72 hours) because of situation the system must be thoroughly cleaned.
- 3) If a system still remains inoperable after thorough cleaning then the system must be removed and replaced so that the system will function as designed.

#### Retention and Detention Basins

The following are minimum requirements for maintenance of these systems. Other items recommended by the design engineer are encouraged to ensure the system will function as designed.

In the event of standing water in the drainage system longer than 3 days (72 hours) after all maintenance activities have been conducted the County Engineers Office shall be notified immediately.

## (1) Inspection Schedule

Drainage systems must be inspected on a routine basis to ensure that they are functioning properly. Inspections shall be conducted a minimum of semi-annually and always after major storms.

## (2) Inlet and Outlet Structure

All inlet and outlet structures shall be examined at the time of inspection for debris and accumulation sediment which shall be removed from these structures.

### (3) Maintenance of Vegetated Basins

- a) A dense turf with extensive root growth is encouraged to reduce erosion and enhance infiltration through the bottom and the sides of the basin. Well established turf forming a porous turf and preventing the formation of an impermeable layer.
- b) Grasses of the fescue family are recommended for seeding primarily due to their adaptability to dry sandy soils, drought resistance, hardiness, and ability to withstand brief inundations. Fescues will also permit longer intervals between mowings.
- c) Mowing of the grass is required twice a year, once around June and again in September. Additional mowing is recommended to insure the aesthetic quality of the site.
- d) Fertilization and liming is left to the discretion of the landowner. A 10-6-4 ratio fertilizer at a rate of 500 lb. per acre (11 lb. per 1000 sq. ft.) is provided for guidance.

## (4) Maintenance of Non-vegetated Basins (Soil Floors)

- a) All sediment accumulated in the basin bottom must be removed. Sediment removal is only to be conducted when the basin is completely dry, after the silt layer has mud cracks and has separated from the basin floor.
- b) Tilling is required periodically and at least once annually, from June through September, to restore the natural infiltration capacity the system was designed for by overcoming the effects of surface compaction. All sediment must be removed prior to tilling the basin bottom.
- c) Rotary tillers or disc harrows should be used since precise blade control and equipment maneuverability are essential in small areas.
- d) After tilling the basin floor should be smooth and free of ridges and furrows to enable easy removal of sediment during future cleaning operations. The basin floor should slope toward a low-flow channel whenever applicable.

## (5) Maintenance of Gravel Bottom Retention Basins

- a) Sediment shall not be allowed to build up to the point where it reduces the rate of infiltration that the system was designed to accommodate. In the event of standing water greater than 3 days (72 hours) because of siltation the system must be thoroughly cleaned.
- b) If the system still remains inoperable after a thorough cleaning the system must be removed and replaced so that the system will function as designed.