

STORMWATER MANAGEMENT FACILITY
GENERAL MAINTENANCE SHARED EXPENSE AGREEMENT

THIS STORMWATER MANAGEMENT FACILITY GENERAL MAINTENANCE SHARED EXPENSE AGREEMENT ("Agreement"), this agreement is made this 6 day of October, 2004, by Seneca Crossing Section I HOA (hereinafter referred to as Seneca Crossing), and Wexford Homeowners Association (hereinafter referred to as Wexford).

WITNESSETH:

WHEREAS Wexford is served and benefited by a stormwater management facility on Parcel A, land owned by Seneca Crossing, and described by metes and bounds description attached; and

WHEREAS Wexford has an easement for the purpose of installing, constructing, altering, maintaining repairing, operating, monitoring and inspecting the facility. The Grant of Stormwater Management Easement and Right of Way, recorded among Land Records of Montgomery County in Liber 7914 at folio 028 et seq; and

WHEREAS Seneca Crossing agrees to the signing of an Easement and Covenant with the Department of Environmental Protection for Montgomery County, Maryland, (hereinafter referred to as the County), for maintaining repairing, operating, monitoring and inspecting the structure of the facility; and

NOW, THEREFORE, Wexford agrees to enter into the Agreement with Seneca Crossing to share the expense of general maintenance of the stormwater management facility. The general maintenance is as follows:

1. Seneca Crossing and Wexford shall be responsible for the general maintenance of the stormwater management facility including removal of trash and debris, mowing; and
2. Wexford will be responsible for the trapping and removal of any wildlife that can be damaging to the facility, and any maintenance as required by the County; and
3. Seneca Crossing shall pay half (fifty percent) of the actual costs for these services.
4. Seneca Crossing shall contract to have the routine mowing and trash removal done by their contractors, the cost for same as attached; and
5. Wexford shall pay half (fifty percent) of the actual costs for these services as contracted by Seneca Crossing; and
6. Wexford agrees to an increase of 2% (two percent) per year for these costs;

Signatures on Next Page

Agreed and accepted, this 6 of October, 2004.

Bruce Stanley
Witness

[Signature]
Wexford Homeowners Assoc., Inc.

Luis S. Rojas
Witness

[Signature]
Seneca Crossing Section I
Homeowners Association, Inc.