



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

Stormwater Best Management Practices (BMPs) Agreement

REF: Claremont Business Park 2, Fil. No. 1 A portion of the SE1/4 of Section 5 and the NE ¼ of Section 8, Township 14 South, Range 65 West of the 6th P.M., county of El Paso, state of Colorado.

This agreement is meant to outline responsibility for Installation, operation, and maintenance of stormwater BMPs associated with the 13.66 ac site referenced as required by the El Paso County Planning Department.

1. In general, each respective property owner will be responsible for the install, operation, and maintenance of stormwater BMPs and any infrastructure that services the respective owner's property.
2. Tract B and all stormwater BMPs (both temporary and permanent) associated with Lots 8, 9, 10, Tract B, and Tract C (5.33 Acres) are to be installed, operated and maintained by Lena Gail Case (Owner). This includes but is not limited to the required infrastructure such as the underground storm line which is to run between Tract A and Tract B along Meadowbrook Parkway to service the Tract B pond.
3. Tract A and all stormwater BMPs (both temporary and permanent) associated with Lots 1-7, and Tract A (8.33 Acres) as well as required infrastructure are to be installed, operated and maintain by Hammers Construction, Inc. (Owner). Hammers Construction, Inc. has recorded a legal document (Rec. No. 22011 7927) that will transfer a pro rata share of this responsibility as well as a pro rata ownership of Tract A to any future lot owners of Lots 1-7.
4. This agreement may be assigned by the parties to another party in ownership of one or more parcels in the subdivision or to an association, as applicable.

Lena Gail Case 8-12, 2020

Lena Gail Case

Date

State of Colorado)

) SS

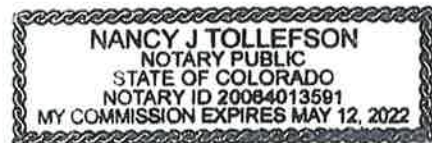
County of El Paso)

The above and aforementioned instrument was acknowledged before me this 12 day of

August, 2020 A.D. by Lena Gail Case

Witness my hand and official seal:

My commission expires: May 12, 2022



Notary Public:

[Signature]



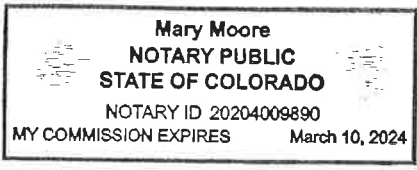
[Handwritten Signature] 8/12/2020

Dave Hammers _____ Date

State of Colorado)
) SS
County of El Paso)

The above and aforementioned instrument was acknowledged before me this 12th day of August, 2020 A.D. by Dave Hammers

Witness my hand and official seal:
My commission expires: March 10, 2024



Notary Public: Mary Moore