



Prince George's County
 Department of Permitting, Inspections
 and Enforcement
SITE/ROAD PLAN REVIEW DIVISION
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DECLARATION OF COVENANTS

This DECLARATION OF COVENANTS, made this _____ day of _____, 20____, by _____ hereinafter referred to as the “Covenantor(s)” to and for the benefit of Prince George’s County, Maryland and its successors and assigns hereinafter referred to as the “County”.

WITNESSETH:

Whereas, the County is authorized and required to regulate and control the disposition of storm and surface waters within the County’s Stormwater Management District set forth in Articles 21-607 and 21-633, et. seq. of the Annotated Code of Maryland and Prince George’s County’s Subtitle 32, Sec. 32-195 and Sec. 32-196;

Whereas, Covenantor(s) is (are) the owner(s) of a certain tract or parcel of land more particularly described as:

_____ being all or part of the land which it acquired by deed dated _____ from _____ grantors, and recorded among the Land Records of Prince George’s County, Maryland, in Liber _____ at Folio _____ such property being hereinafter referred to as the “the property”; and

Whereas, the Covenantor(s) desires to construct certain improvements on its property which will alter the extent of storm and surface water conditions on both the property and adjacent lands; and

Whereas, in order to accommodate and regulate these anticipate changes in existing storm and surface water flow conditions, the Covenantor(s) desires to build and maintain at its expense, a storm and surface water management facility and system more particularly described and shown on plans titled _____ and further identified under approval number _____; and

Whereas, the County has reviewed and approved these plans subject to the execution of this agreement.

NOW THEREFORE, in consideration of the benefits received by the Covenantor(s), as a result of the County's approval of this plans, Covenantor(s), with full authority to execute deeds, mortgages, other covenants, and all rights, title and interest in the property described above do hereby covenant with the County as follows:

1. Covenantor(s) shall construct and perpetually maintain, at its sole expense, the above referenced storm and surface management facility and system in strict accordance with the plan approval granted by the County.
2. Covenantor (s) shall submit to the County's Department of the Environment (301.883.5810) inspection report during the first year of operation and at least once every three (3) years thereafter. This site inspection and reporting are to be certified by a Maryland license professional engineer to ensure compliance with the approved plan and maintenance agreement.
3. Covenantor (s) shall, at its sole expense, make such changes or modifications to the storm drainage facility and system as may, in the County discretion, be determined necessary to ensure that the facility and system is properly maintained and continues to operate as designed and approved.
4. The County, its agents, employees and contractors shall have the perpetual right of ingress and egress over the property of the Covenantor(s) and the right to inspect and verify the inspection report at reasonable times and in reasonable manner, the storm and surface water facility and system in order to ensure that the system is being properly maintained and is continuing to perform in an adequate manner.
5. The Covenantor (s) agrees that should it fail to correct any defects in the above described facility and system within ten (10) days from the issuance of written notice, or shall fail to maintain the facility in accordance with the approved design standards and with the law and applicable executive regulation or, in the event of an emergency as determined by the County in its sole discretion, the County is authorized to enter the property to make all repairs, and to perform all maintenance, construction and reconstruction as County deems necessary. The County shall then assess the Covenantor (s) and/or all landowners served by the facility for the cost of the work, both direct and indirect, and applicable by the facility and may be placed on the property tax bills of said properties and collected as ordinary taxes by the County.
6. Covenantor (s) shall indemnify, save harmless and defend the County from and against any and all claims, demands, suits, liabilities, losses, damages and payments including attorney fees claimed or made by persons not parties to this Declaration against the County that are alleged or proven to result or arise from the Covenantor(s) construction, operation, or maintenance of the storm and surface water facility and system that is the subject of this Covenant.
7. The covenants contained herein shall run with the land and the Covenantor(s) further agrees that whenever the property shall be held, sold and/or conveyed, it shall be subject to the covenants, stipulations, agreements and provisions of this Declaration, which shall apply to, bind and be obligatory upon the Covenantor(s) hereto, its heirs successors and assigns and shall bind all present and subsequent owners of the property served by the facility.

8. The Covenantor (s) shall promptly notify the County when the Covenantor(s) legally transfers any of the Covenantor(s) responsibilities for the facility. The Covenantor(s) shall supply the County with a copy of any document of transfer, executed by both parties.
9. The provisions of this Declaration shall be severable and if any phrase, clause, sentence or provisions is declared unconstitutional, or the applicability thereof to the Covenantor is held invalid, the remainder of this Covenant shall not be affected thereby.
10. The Declaration shall be recorded among the Land Records of Prince George's County, Maryland at the Covenantor(s) expense.
11. In the event that the County shall determine at its sole discretion at future time that the facility is no longer required, then the County shall at the request of the Covenantor(s) execute a release of this Declaration of Covenants which the Covenantor(s) shall record at its expense.

IN WITNESS WHEREOF, the Covenantor(s) have executed this Declaration of Covenants as of this _____ day of _____, 20_____.

ATTEST:

FOR THE COVENANTOR(S)

(Signature)

(Signature)

(Printed Name)

(Printed Name and Title)

STATE OF _____:

COUNTY OF _____:

On this _____ day of _____, 20_____, before me, the undersigned officer, a Notary Public in and for the State and County aforesaid, personally appeared _____, who acknowledged themselves to be _____, of _____, and as such authorized to do so, executed the foregoing instrument for the purposes therein contained by signing their name as _____ for said _____.

WITNESS my hand and Notary Seal

My commission expires: _____

Notary Public

Seen and approved: _____