

STORMWATER AGREEMENT

(Broadmoor)

Date: July 13, 2026

Prepared by and return to:
Watershed Management Section
336 Fayetteville Street, PO Box 550
Raleigh, NC 27602

Index Under: Pulte Home Company, LLC

Submitted electronically by Hervey & Hervey, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

STATE OF NORTH CAROLINA
WAKE COUNTY

STORMWATER AGREEMENT

THIS AGREEMENT, made and entered into this the 13 day of June, 2026, by and between Wake County, hereinafter referred to as County, and Broadmoor Home Owner's Association of Wake, Inc., hereinafter referred to as Owner;

WITNESSETH

THAT WHEREAS, Owner is this day accepting responsibility for the stormwater device(s) installed on that certain real property known as Broadmoor, Permit Number SWF-139473-2025 as shown on the plat thereof recorded in the Book of Maps 2026, Page 01195-, Wake County Registry; and 01199

WHEREAS, as a part of the construction of the residence/development the Wake County Environmental Services – Watershed Management Section required that a stormwater device(s) be constructed; and

WHEREAS, the Owner accepts responsibility for the maintenance of the stormwater device(s) as prescribed in the Maintenance Agreement signed and notarized, dated July 13, 2026; and

WHEREAS, the Owner grants access to Wake County to inspect the stormwater device(s); and

WHEREAS, the Owner understands that this Agreement shall endure to the benefit of his successors in title, whomsoever they may be in the future.

NOW, THEREFORE, it is understood and agreed by and between the parties:

1. The maintenance of the stormwater device(s) shall be the sole responsibility of the Owner.
2. The responsibility for the maintenance of the stormwater device shall pass in the chain of title to the Owner's successor in interest.
3. Access is granted to Wake County to inspect the stormwater device(s).
4. Annually, the Owner shall provide an inspection report by June 30th.

The report should be uploaded to the Permit Portal at Wakegov.com. You will need to Register in the Permit Portal and contact Watershed Management at watershedmanagement@wakegov.com to request access to your permit case files. (Subject Line: Add Case Contact)

Owner: Broadmoor Home Owner's Association of Wake, Inc.

Signature: 

Date: 7/13/26

I, Sarah-Catherine W. Burns THE UNDERSIGNED notary Public of the County and State aforesaid, certify that Scott Cash personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 13th day of July, 2026.


Notary Public

My Comm. Exp. July 27, 2028

SARAH-CATHERINE W BURNS
Notary Public, North Carolina
Durham County
My Commission Expires
July 27, 2028

After recording return to:
Watershed Management Section
336 Fayetteville St. PO Box 550
Raleigh, NC 27602

EXHIBIT "A"

**STORMWATER CONTROL STRUCTURE
WET DETENTION MAINTENANCE AGREEMENT**

PROJECT: BroadmoorRESPONSIBLE PARTY: Broadmoor Home Owner's Association of Wake, Inc. PHONE #: 919-847-3003ADDRESS: 1501 Rolesville Road, Wake Forest, NC 27587

- I. **Monthly or after every runoff producing rainfall, whichever comes first:**
- Remove debris from trash rack.
 - Check and clear orifice of any obstructions.
 - Check pond side slopes; remove trash, repair eroded areas before next rainfall.
- II. **Quarterly**
- Inspect the collection system (i.e., catch basin, piping, grassed swales) for proper functioning.
 - Clear accumulated trash from basin grates, and basin bottoms, and check piping for obstructions.
 - Check impoundment dam and inlet pipes for undercutting / critter holes. Repair if necessary.
 - Repair any broken pipes.
 - Replace rip rap that is choked with sediment.
- III. **Semi-Annually**
- Remove accumulated sediment from bottom of outlet structure.
 - Check pond depth at various locations. If depth is reduced to 75% of original design depth, remove sediment to original design depth.
 - Reseed grassed swales twice yearly. Repair eroded areas immediately.
- IV. **General**
- Mow side slopes according to the season. Once per year sufficient to discourage woody vegetation. Avoid "lawn" type maintenance to reduce geese populations.
 - Wetland plants are encouraged along pond perimeter. Invasive species such as cattails shall be removed.
 - All components of impoundment system to be kept in good working order.
 - In case the ownership of the Impoundment Transfers, the current owner shall, within thirty (30) days of transfer of ownership, notify the Wake County Environmental Services, Flood and Stormwater Section of such ownership transfer.
 - This property and impoundment is also subject to the Operation and Maintenance Manual filed with the register of deeds.

I, Scott Cobb, hereby acknowledge that I am the financially responsible party for maintenance of this stormwater device. I will perform the maintenance as outlined above, as part of the Certificate of Compliance with Stormwater Regulations received for this project.

Signature: [Signature] Date: 7/13/26

I, Sarah-Catherine W. Burns, a Notary Public for the State of North Carolina County of Durham, do hereby certify that Scott Cobb personally appeared before me this 13th day of July, 2026 and acknowledge due execution of the foregoing instrument. Witness my hand and official seal,

Seal [Signature] My commission expires: July 27, 2028

SARAH-CATHERINE W BURNS
Notary Public, North Carolina
Durham County
My Commission Expires
July 27, 2028