

EXHIBIT B

INSPECTION AND MAINTENANCE COVENANTS AND AGREEMENT

OF PUBLIC STORM DRAINAGE FACILITIES

The Grantee, its successors and assigns, covenants and agrees to provide for the maintenance of the maintenance of all of the Facilities in the easement areas to ensure that the Facilities are and remain in proper working condition, in accordance with the approved Plan(s) No. _____ on file with the Frederick County, and all applicable standards, rules, regulations, and laws. Notwithstanding the above, the Grantor, and Grantor's successors and assigns as to the property described in **EXHIBIT A**, shall perform necessary grass cutting, trash removal and other routine aesthetic maintenance of the easement area(s).