

Care and Maintenance of the Bioretention Swale

The original developer of the Reserve At Pilottown built two bioswales that run behind the majority of lots. If you do not back up to New Rd, the tax ditch that runs between Pilottown Village and our community, or the pond on Seagull, your lot is likely to be adjacent to one of these two bioswales.

The bioswales are storm water retention ditches that have been engineered specifically to protect and enhance the livability of our community. The bioswales are designed to retain, filter and drain storm water. When properly functioning, they filter toxins and organic matter from run-off and should drain freely within 48 hours of storms or flooding. Proper care and regular maintenance are crucial to their continued functionality and the protection of our community's property values.

To that end, your HOA provides you with the following guidelines to insure adhering to Sussex County regulations and protecting the health of our bioswales:

1. Attached is a diagram of a cross section of the bioswale. A bioswale is an engineered balance of layers of stone, mesh, cement sand, peat

moss and triple shredded hardwood with a perforated pipe at the bottom. This balance must not be disturbed by digging, dumping debris, unauthorized planting or compacting.

2. Put your yard waste in paper bags for pick-up by the City. Do not dump debris from flower pots, grass mowing or shrub trimmings into the bioswale.

3. If you notice what is obviously a weed (dandelion?) carefully remove and discard with other yard waste. If you notice trash of any kind, please remove and dispose of properly.

4. Never do anything to compact the soil medium, such as driving construction, lawn equipment or recreational vehicles over the bioswale.

5. Do not plant trees of any kind within 15 feet of the center of the bioswale. "Volunteer" trees that have sprouted up, were not on the original engineered plans, must be removed as soon as possible to prevent their roots from penetrating the mesh protecting the drainage pipes below. (If you have such a tree that is not marked for removal, call Karen Fleck.)

6. You may trim back the large shrubs and any grasses that are in the bioswale behind your lot; just be sure to collect all trimmings.

7. If you would like identification of the plants in the bioswale behind your lot, a master list is available; just call Karen. If you would like to add plantings for screening, you must have approval first from the Board of Directors. Plants in the bioswales must be from the native

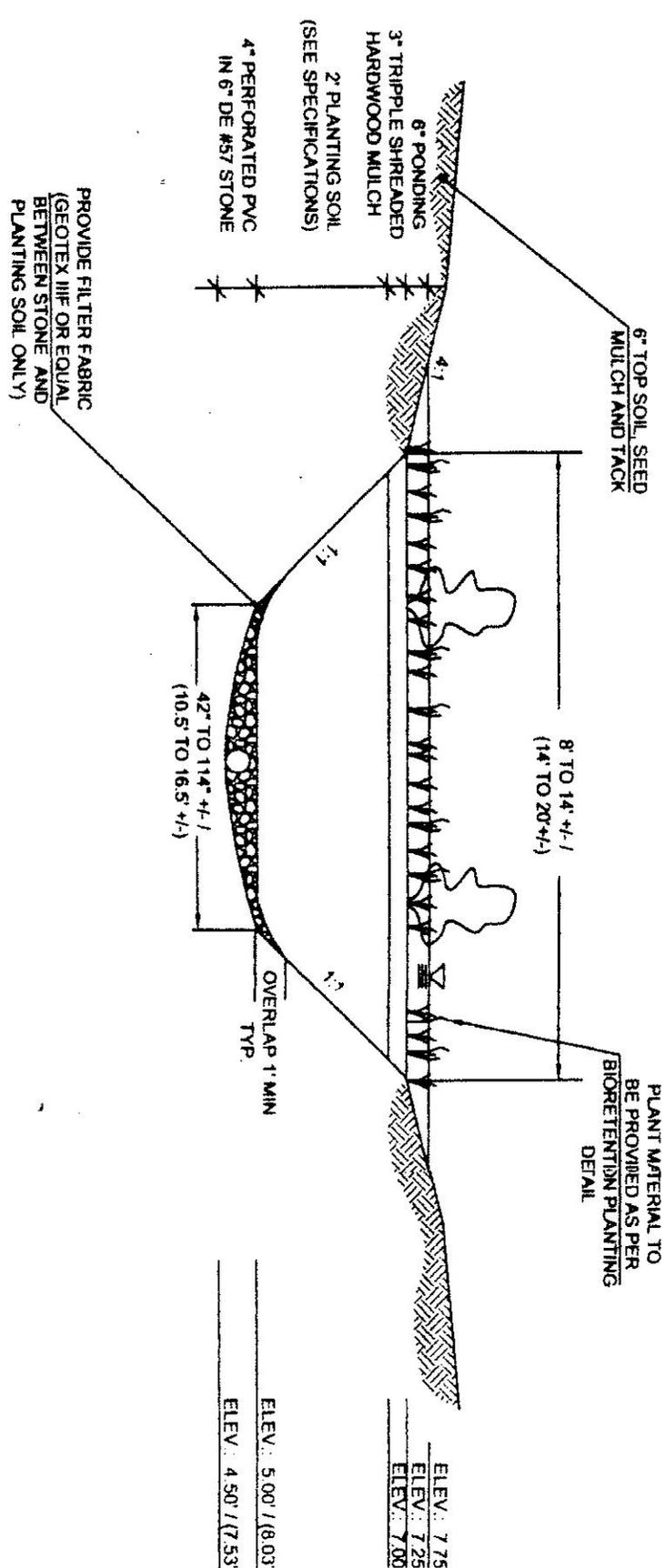
species, non-invasive, approved list on the original plan, and must conform to the original spacing.

8. All new construction, including additions requiring any ground excavation, must have properly installed silt fences to prevent dirt and construction run-off from sliding into the bioswales.

The Reserve at Pilottown contracts with Solitude, and works closely with Sussex County, to inspect the bioswales, on an annual basis. You might have a cleanout pipe or an inspection well in the bioswale on or near your lot. Maintenance will be performed in the coming months, and you will see that currently marked trees will be cut down. It is up to all of us as homeowners to pay attention to the bioswales, to help maintain them so that they will continue to function as designed, preventing additional and unnecessary expense, and preventing property damage from flooding.

Eventually, the bioswales will have to be replaced and we understand the cost is sizeable. Proper care and regular maintenance of the bioswales will postpone this major expenditure, we hope for many years.

If you have any questions, want to see the engineering plans from the county, want information on the plants behind your lot, please do not hesitate to contact Karen Fleck.



SECTION B-B
BIORETENTION BASIN #1 / (BIORETENTION BASIN #2)

N.T.S.

PLANTING SOIL SPECIFICATION

PLANTING SOIL SHALL BE EQUAL PARTS OF THE FOLLOWING SOIL BY VOLUME THOROUGHLY MIXED:

- 1/3 CONCRETE SAND
- 1/3 PEAT MOSS
- 1/3 TRIPPLE SREADED HARDWOOD MULCH