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Overland Park, KS 66210

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STORMWATER TREATMENT FACILITIES MAINTENANCE DECLARATION

THIS **DECLARATION** OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS FOR MAINTENANCE OBLIGATIONS OF THE STORMWATER TREATMENT FACILITIES LOCATED IN TRACT A OF PRAIRIE BROOK VILLAS THIRD PLAT (the "**Declaration**") is made this 5 day of April, 2013 by Hidden Creek, L.L.C., a Kansas limited liability company (the "**Developer**"), whose address is 14819 West 95th Street, Lenexa, Kansas 66215-5220.

WHEREAS, Title 17 of the Olathe Municipal Code requires the construction of stormwater treatment facilities; and

WHEREAS, Title 17 of the Olathe Municipal Code requires the property owner to place certain restrictions and responsibilities for stormwater treatment facilities and to record a maintenance agreement for stormwater treatment facilities; and

WHEREAS, Developer desires to locate certain stormwater treatment facilities ("Stormwater Treatment Facilities") on the following described tract of real property (the "Tract"):

Tract A, PRAIRIE BROOK VILLAS THIRD PLAT in the City of Olathe, Johnson County, Kansas

WHEREAS, the Developer, as the owner of the Tract, has filed this Declaration to impose upon the Tract mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of real property which are subject to the Declaration of Prairie Brook (the "**Prairie Brook Declaration**") which was dated as of the 1st day of May, 2005, filed for record on December 23, 2005 in the office of the Register of Deeds of Johnson County, Kansas and recorded in Book 200512 at Page 008559, including each supplemental declaration thereto; and

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WHEREAS, The Tract is subject to the Prairie Brook Declaration by virtue of the Sixth Supplemental Declaration of Prairie Brook dated March 29, 2013 as recorded in the office of the Register of Deeds of Johnson County, Kansas, on April 4, 2013, in Book 201304 at Page 002247, Document No. 20130404-0002247, by which the Tract was added to the "**Neighborhood**" as defined in the Prairie Brook Declaration; and

WHEREAS, All of the real property in the Neighborhood shall be held, sold, and conveyed subject to the following conditions which are for the purpose of maintaining the Stormwater Treatment Facilities of and which shall run with said real property and which shall be binding on all parties having any right, title, or interest in the Neighborhood or any part thereof, their heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each owner thereof. This Declaration does not and is not intended to create a condominium within the meaning of K.S.A. § 58-3101 et seq.; and

WHEREAS, by virtue of the authority of the Developer, as stated in Section 13.2 of the Prairie Brook Declaration, Developer has the sole and exclusive right, power and authority to amend, modify, revise or add to any of the terms of this Declaration (as from time to time amended, modified, revised or supplemented) without the approval of the Board or members of the Association or the approval of any Builder, other Owner or other party, by a written instrument setting forth the entire amendment, which shall become effective upon its recording with the Register of Deeds; and

WHEREAS, it is the intention of the Developer to amend the Prairie Brook Declaration to the extent necessary to bind the Neighborhood and the Association to this Declaration; and

WHEREAS, pursuant to the authority of the Developer, as stated in Prairie Brook Declaration, the Developer intends that the Prairie Brook Homeowners Association, Inc. (the "**Association**"), shall be responsible for all of the maintenance responsibilities described in this Declaration.

THEREFORE, the Developer hereby declares as follows:

Article I
General Provisions

Section 1. Establishment and Acceptance. The Association and the Neighborhood shall be subject to the requirements of this Declaration.

Section 2. Enforcement. The restrictions of this Declaration shall run with and bind the Neighborhood, the Association and all Property Owners, and shall inure to the benefit of and shall be enforceable by the Developer, and after the "**Turnover Date**" described in Section 2.8 of the Prairie Brook Declaration, the Association or any Property Owner, their respective legal representatives, heirs, successors, and assigns may enforce any provision stated herein.

Section 3. Procedures. The policies and procedures of the Association as set forth in the Prairie Brook Declaration shall generally govern the methods for maintaining the Stormwater Treatment Facilities and making assessments for maintenance of the Stormwater Treatment Facilities.

Article II
Responsibility

Section 1. Maintenance Responsibility. The Developer prior to the Turnover Date, and the Association after such date, shall be responsible for the exclusive management and control of the Tract, and shall maintain and keep the Stormwater Treatment Facilities in good, clean, and attractive order and repair, pursuant to the terms and conditions hereof and consistent with the standards of the Prairie Brook Declaration. This maintenance shall include, but need not be limited to, regularly scheduled inspections and maintenance activities, repair, and replacement of all storm drainage structures, landscaping, rip rap, embankments, weirs, and other improvements.

Section 2. City Obligations. While other provisions of this Declaration and City of Olathe Codes and Ordinances may allow the City to take certain actions to enforce the terms of this Declaration, it shall be understood that the City of Olathe has no duty or obligation to enforce these provisions by entering the Tract and performing maintenance or clearing obstructions and assessing the Developer prior to the Turnover Date, and the Association after such date, for reasonable expenses incurred performing such maintenance or taking any other action to enforce the terms and conditions set forth elsewhere in this Declaration.

Article III
Assessments

Section 1. Creation of Assessments. Except as otherwise specifically provided herein, all costs associated with maintenance, repair and replacement of the Stormwater Treatment Facilities shall be an expense of the Association assessed as an assessment in the same manner as Common Facilities as defined in the Prairie Brook Declaration.

Section 2. Reserve Budget and Capital Contribution. The Developer, and after the Turnover Date, the Board of Directors of the Prairie Brook Association, shall include in the annually prepared reserve budget any expenses associated with the inspection and maintenance of the Stormwater Treatment Facilities which include but are not limited to the number and nature of regular inspection and maintenance activities, any expected repair, and the replacement cost of the Stormwater Treatment Facilities.

Article IV
Maintenance Standards

Section 1. Maintenance and Inspection Standards. All inspection and maintenance of the Stormwater Treatment Facilities shall be performed in strict compliance with the EXTENDED DRY DETENTION BASIN MAINTENANCE PLAN FOR PRAIRIE BROOK VILLAS 3RD PLAT as set forth in Exhibit A attached hereto and incorporated by reference and the applicable City of Olathe Codes and Ordinances to insure that all such facilities remain in proper working condition in accordance with approved design standards and all applicable legal requirements.

Section 2. Plant Removal and Replacement. No plant material shall be removed from the Stormwater Treatment Facilities, except for trees or shrubs which are diseased or dead, or which need to be removed to promote the growth of other plant material, or for safety reasons. All diseased or dead plant material shall be replaced with identical species, unless a different species is approved by the City of Olathe.

Section 3. Obstructions and Sediment/Silt Deposits. Obstructions and excessive sediment/silt deposits shall be removed as specified in Exhibit A and the applicable City of Olathe Codes and Ordinances. Any plant material removed or damaged during removal of obstructions, sediment, or silt shall be replaced with species identified on the "Prairie Brook Villas Landscape Plan" approved by the City in conjunction with the City's approval of the Final Development Plan for the Tract.

Section 4. Prohibited Activities. The following activities are prohibited within the Stormwater Treatment Facilities except where to the extent allowed pursuant to Title 17 of the Olathe Municipal Code:

- a. Clearing of healthy vegetation;
- b. Disposal of grass clippings, leaves or other yard waste and debris; and
- c. Regular weekly or monthly mowing after establishment. (After establishment, mowing will only be allowed once annually.)

Section 2. Maintenance and Inspection Standards Modifications and Additions. The Developer, and after the Turnover Date, the Association shall have jurisdiction over modifications, additions, or alterations to maintenance of the Stormwater Treatment Facilities; provided, however, the Association may delegate this authority to the appropriate board or committee subsequently created or subsequently subjected to this Declaration (as set forth in the Prairie Brook Declaration) so long as the Association has determined that such board or committee has in force practices and procedures at least equal to those of the Association. Any modifications or additions shall comply with all applicable City of Olathe Codes and Ordinances.

Article V
Right of Access

Section 1. Access Easements. There are hereby reserved unto Developer, until the Turnover Date, and then the Association, and the designees of each (which may include, without limitation, Johnson County, the City of Olathe, and any utility), access and construction, maintenance easements upon, across, over, and under the Tract as reasonably necessary for the purpose of installing, constructing, replacing, repairing, and maintaining stormwater treatment facilities. Notwithstanding anything to the contrary herein, these easements shall not entitle the holders to construct or install any of the foregoing systems, facilities or utilities over, under or through the Stormwater Treatment Facilities in a manner which will permanently alter the facilities, and any damage to the Stormwater Treatment Facilities resulting from the exercise of these easements shall promptly be repaired.

Section 2. City of Olathe Right of Entry. The City of Olathe shall have the right, but not the obligation, to enter upon the Tract for emergency, security, and safety reasons, and to inspect for the purpose of ensuring compliance with the applicable City of Olathe Codes and Ordinances; provided, nothing herein shall authorize any City of Olathe employee to enter onto the Tract without notice and permission of the Developer, until the Turnover Date, and then the Association, except that entry may be made if necessary to avoid an imminent threat of personal injury or property damage. This right may be exercised by the City of Olathe, any agent or employee of the City of Olathe including all public works, police, fire and similar emergency personnel in the performance of their respective duties. This right of entry shall include the right of the City of Olathe to enter upon the Tract to perform maintenance or cure any condition which may increase the possibility of a hazard, in the event the Developer prior to the Turnover Date, or the Association after the Turnover Date, fails or refuses to perform such maintenance or cure such condition within a reasonable time after request by the City of Olathe.

Article V
Turnover Date

Section 1. Turnover by Developer. The Developer shall by deed to the Association turn over the maintenance responsibilities, authority and all obligations hereunder on the Turnover Date. Upon such action, the Developer shall be fully relieved of any and all responsibilities hereunder that arise and accrue after such date.

CONSENT OF DEVELOPER

IN WITNESS WHEREOF, the undersigned Developer has executed this Declaration this 5 day of April, 2013.

HIDDEN CREEK, L.L.C., a Kansas limited liability company

By its Manager:

CLAY BLAIR SERVICES CORPORATION

By: 

Name: Clay C. Blair III

Title: President

STATE OF KANSAS)
)ss.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 5 day of April, 2013, before me, the undersigned, a Notary Public in and for said County and State, came Clay C. Blair III, President of Clay Blair Services Corporation, the Manager of Hidden Creek, L.L.C., a Kansas limited liability company, who is personally known to me to be the same person who executed the foregoing instrument in writing on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of same company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Chrisanne M. Golding
NOTARY PUBLIC
Chrisanne M. Golding
Print Name
My Commission Expires: 8/27/2014

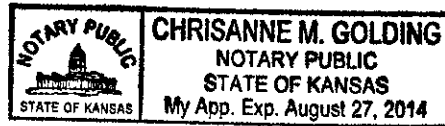


Exhibit A

**EXTENDED DRY DETENTION BASIN MAINTENANCE PLAN FOR PRAIRIE
BROOK VILLAS 3RD PLAT**

EXHIBIT A

Extended Dry Detention Basin Maintenance Plan for Prairie Brook Villas 3rd Plat

Project Address and Cross Streets _____
 Assessor's Parcel No.: _____
 Property Owner: _____ Phone No.: _____
 Designated Contact: _____ Phone No.: _____
 Mailing Address: _____

The property contains two extended detention basins, located as described below and as shown in the attached site plan.

- **Extended Detention Basin No. 1** is located at in the southwest corner of the subdivision near the intersection of College Boulevard and Clare Road

I. Routine Maintenance Activities

Primary maintenance activities include vegetation management and trash and sediment removal. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Extended Detention Basins		
No.	Maintenance Task	Frequency of Task
1	Trim or mow vegetation in the spring, removing weeds and previous years vegetative top growth. Remove all grass cuttings and other green waste and dispose of property.	Once per month(March-June) for first two years Once a year after establishment Do not mow between June and November
2	Remove weeds prior to them going to seed and dispose of property	Monthly as needed during establishment period (1 st two years) As need after establishment period
3	Evaluate health of vegetation and remove and replace any dead or dying plants. Remove all green waste and dispose of property.	Monthly during growing season (March to October)
4	Inspect for animal damage and take appropriate measures to prevent damage to basin	Quarterly
5	Remove sediment from forebay when the sediment level reaches the level shown on the fixed vertical sediment marker and dispose of sediment properly.	As needed
6	Remove accumulated sediment and regrade when the accumulated sediment volume exceeds 10% of basin volume and dispose of sediment properly.	Every 10 years, or as needed
7	Remove accumulated trash and debris from the extended detention basin monthly during growing season and dispose of trash and debris properly.	Monthly during growing season (March to October)
8	Irrigate during dry weather.	During establishment or times of drought as needed
9	Inspect extended detention basin using the attached inspection checklist.	Quarterly, or as needed

Extended Detention Basin Maintenance Plan
Property Address: _____

Date of Inspection: _____
Treatment Measure No.: _____

II. Prohibitions

The use of pesticides and quick release fertilizers shall be minimized, and the principles of integrated pest management (IPM) followed:

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.
3. Limit fertilizer use unless soil testing indicates a deficiency. Slow-release or organic fertilizer is preferable.
4. Pesticide and herbicide control should avoid harming non-target organisms, or negatively affecting air and water quality and public health. Apply chemical controls only when monitoring indicates that preventative and non-chemical methods are not keeping pests and weeds below acceptable levels. When pesticides or herbicides are required, apply the least toxic and the least persistent pesticide that will provide adequate control.
5. Sweep up spilled fertilizer, pesticides, or herbicides. Do not wash away or bury such spills.
6. Do not over apply pesticide or herbicides. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials. Do not apply pesticides on a prescheduled basis.
7. Only licensed, trained pesticide applicators shall apply pesticides.
8. Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
9. Unwanted/unused pesticides shall be disposed as hazardous waste.
10. Tall plants should be cut down before applying herbicides.

III. Inspections

The attached Extended Detention Basin Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Extended Dry Detention Basin Inspection and Maintenance Checklist

Property Address: _____ Property Owner: _____
 Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Inspector(s): _____ Company: _____
 Company Address: _____ Company Phone: _____ Company Fax: _____
 Email: _____

Weather Conditions: No Precipitation/Rain, Number of Days since Last Precipitation _____ Qnty. _____
 Entire watershed inspected: Yes/No Description _____
 Soil tested: Yes/No Soil Ph _____ Attach test results. Identify sample locations on plan.

Conditions When Maintenance Is Needed	Recommend Maintenance Activity	Maintenance Needed (Y/N) Condition (G=Good NR=Needs Repair)	Comments (Describe condition and maintenance completed and if any needed maintenance was not conducted, note when it will be done.)	Date (Note date to be completed with DTC. Note date completed with DC.)
Trash, Debris, Contaminants and Pollution				
<ul style="list-style-type: none"> Trash and debris accumulation Visual evidence of dumping. 	Remove trash and debris and dispose of in an appropriate location.			
Contaminants and Pollution - Any evidence of oil, gasoline, or other hazardous contaminants or pollutants.	Consult with US EPA for clean up measures			

Extended Dry Detention Basin Inspection and Maintenance Checklist

Property Address: _____ Date of Inspection: _____
 Treatment Measure No.: _____

Conditions When Maintenance Is Needed	Recommend Maintenance Activity	Maintenance Needed (Y/N) Condition (G=Good NR=Needs Repair)	Comments (Describe condition and maintenance completed and if any needed maintenance was not conducted, note when it will be done.)	Date (Note date to be completed with DTC. Note date completed with DC.)
Undesirable Vegetation				
Noxious weeds or poisonous vegetation	<ul style="list-style-type: none"> See KSDA or K-State Research and Extension for list and control measures Use Integrated Pest Management techniques to control noxious weeds or invasive species. Cattails should be treated immediately using approved methods. 			
Tree/Brush growth does not allow maintenance access or interferes with maintenance activity.	Remove trees as approved by the City so they do not hinder maintenance activities.			
Dead, diseased or dying trees or limbs	<ul style="list-style-type: none"> Remove dead or diseased trees or limbs Use a certified Arborist to determine health of tree or removal requirements. 			
Rodents, Animals, Insects, and Pests				
Rodent or animal holes, or any evidence of water piping through dam or berm via rodent holes.	<ul style="list-style-type: none"> Remove rodents or animals as allowed by law Fill holes with compacted soil to meet the original design specifications. 			

Extended Dry Detention Basin Inspection and Maintenance Checklist

Property Address: _____ Date of Inspection: _____
 Treatment Measure No.: _____

Conditions When Maintenance Is Needed	Recommend Maintenance Activity	Maintenance Needed (Y/N) (G=Good NR=Needs Repair)	Comments (Describe condition and maintenance completed and if any needed maintenance was not conducted, note when it will be done.)	Date (Note date to be completed with DTC. Note date completed with DC.)
Vegetation				
Plants wilting or turning brown	<ul style="list-style-type: none"> • Verify if there is adequate soil moisture and water • Check moisture level of soil to determine if excessive water is present • Verify if disease or insect problem and treat as recommended • Check for sediment accumulation in the area Remove sediment as recommended 			
Plants not establishing well	Determine reason. Reseed or replant. May need to consider an alternative species			
Dead plants	Determine reason and correct. Remove immediately and replant in appropriate season			
Previous year's growth still present in spring	<ul style="list-style-type: none"> • Cut and remove previous years growth in early spring • During establishment period (first two years after planting) mow when plants reach height of 12". Mow to height of 6" to 8". • After establishment period mow once per year. • Do not mow when wet. • Use equipment that avoid the formation of windrows. 			
Bare areas equal to or larger than 12' x 12"	<ul style="list-style-type: none"> • Reseed or install plant material to establish vegetation. • Protect from erosion as needed. 			

Extended Dry Detention Basin Inspection and Maintenance Checklist

Property Address: _____ Date of Inspection: _____
 Treatment Measure No.: _____

Conditions When Maintenance Is Needed	Recommend Maintenance Activity	Maintenance Needed (Y/N) Condition (G=Good NR=Needs Repair)	Comments (Describe condition and maintenance completed and if any needed maintenance was not conducted, note when it will be done.)	Date (Note date to be completed with DTC, Note date completed with DC.)
Ph level from soil test shows a need for adjustment.	<ul style="list-style-type: none"> Low Ph level apply lime as recommended by soil test High Ph level apply sulphur as recommended by soil test 			
Side Slopes				
<ul style="list-style-type: none"> Eroded over 2 in. deep where cause of damage is still present or where there is potential for continued erosion. Any erosion on a compacted berm embankment. 	<ul style="list-style-type: none"> Grade area to repair damage. Establish plant material protect from future erosion. Cause of erosion is managed appropriately. Side slopes or berm are restored to design specifications, as needed. 			
Storage Area				
Sediment accumulation >10% of designed basin depth or affects inletting or outletting condition of the facility.	<ul style="list-style-type: none"> Determine source and correct problem. Remove sediment as recommended and dispose of in an appropriate location. Grade area to designed basin shape and depth as needed Basin reseeded if necessary to control erosion. 			
Drainage poor - Standing water remains in basin more than five days. Correct problem to prevent mosquitoes	<ul style="list-style-type: none"> Identify area and depth on plan. Correct any circumstances that restrict the flow of water from the system. Restore drainage to design condition. 			
Drainage – Inspect the site during a heavy rainstorm in the spring to review the drainage flow and to identify any potential problems.	<ul style="list-style-type: none"> Correct any drainage problems as needed to prevent damage to the basin. 			

Extended Dry Detention Basin Inspection and Maintenance Checklist

Date of Inspection: _____

Property Address: _____

Treatment Measure No.: _____

Conditions When Maintenance Is Needed	Recommend Maintenance Activity	Maintenance Needed (Y/N) Condition (G=Good NR=Needs Repair)	Comments (Describe condition and maintenance completed and if any needed maintenance was not conducted, note when it will be done.)	Date (Note date to be completed with DTC. Note date completed with DC.)
Emergency Overflow/ Spillway and Berms				
Berm settlement 4 inches lower than the design elevation.	Dike is built back to the design elevation.			
Tree growth on berms or emergency spillway.	<ul style="list-style-type: none"> Trees should be removed. If root system is small (base less than 4 inches) the root system may be left in place. Otherwise the roots should be removed and the berm restored. A civil engineer should be consulted for proper berm/spillway restoration. 			
<ul style="list-style-type: none"> Emergency Overflow/ Spillway rock is missing Soil is exposed at top of spillway or outside slope. 	Rocks and pad depth are restored to design standards.			
Forebay and Low Flow Channel				
Trash and Debris accumulation	Trash or debris is removed and disposed of properly.			
Sediment accumulation	<ul style="list-style-type: none"> Determine source and correct problem. Remove sediment as recommended and dispose of in an appropriate location. 			
Drainage poor - Standing water remains in forebay or low flow channel more than five days.	<ul style="list-style-type: none"> Correct any circumstances that restrict the flow of water from the system. Restore drainage to design condition. 			

Extended Dry Detention Basin Inspection and Maintenance Checklist

Date of Inspection: _____

Property Address: _____

Treatment Measure No.: _____

Conditions When Maintenance is Needed	Recommend Maintenance Activity	Maintenance Needed (Y/N) Condition (G=Good NR=Needs Repair)	Comments (Describe condition and maintenance completed and if any needed maintenance was not conducted, note when it will be done.)	Date (Note date to be completed with DTC. Note date completed with DC.)
Erosion around rip rap	<ul style="list-style-type: none"> • Fill in eroded areas to original design elevations. • Establish vegetation. • Protect as needed from future erosion 			
Inlet and Outlet Structures				
Clogged inlet and outlet structures and pipes	<ul style="list-style-type: none"> • Clean out as recommended and dispose of material correctly to restore unobstructed flow through the structure and to prevent transfer of trash, debris, and sediment downstream. • Check for animal homes and remove as recommended • Remove woody species in front of inlets and outlets 			
Damaged pipes or structures	Determine problem and replace or repair to original design conditions			
Miscellaneous (Fill in column information based on field observations				