

Exhibit "A"

OPERATION AND MAINTENANCE MANUAL

FOR

SILVERWOOD SUBDIVISION

DRAINAGE FACILITIES

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I. PURPOSE

The operation and maintenance guidelines within this manual are provided as a guide for the benefit of the operators and owners of Silverwood Subdivision Drainage Basin. The individuals charged with the responsibility of maintenance and operation should familiarize themselves with the overall layout of the Silverwood Subdivision storm water system. An overall plan of the storm drainage system of Silverwood Subdivision is attached to the body of this report.

II. GENERAL

These guidelines should be viewed as the minimum acceptable criteria for system operation. The Homeowner's Association, or its representative, should attempt to exceed the O&M procedures set forth in this manual.

- a) A Master Drainage Map is included as part of the manual.
- b) Copies of the O&M Manual and Drainage plan are to be available to the Homeowners Association.

The Homeowner's Association, or its representative, shall submit a report to the association and the City of Boise, on January 15th of every year detailing all O&M activities. See Section VII for the general report form.

The storm water system includes the following elements that are identified on the attached map.

1. Storm drain pipes;
2. Oil and sediment traps;
3. Outlets/inlets;
4. Drainage pond;

This systems is designed to transport water off Silverwood Subdivision. The Homeowner's Association will maintain the drainage system constructed outside the public rights-of-way, and ACHD will maintain the system within the public rights-of-way.

The system components for which ACHD will provide maintenance are:

1. Oil and sediment traps (see map for location)
2. Drop inlets
3. All storm drain pipes noted on Storm Drainage Plan of Silverwood Subdivision.

The system is designed to operate without any problems; however, the following maintenance problems may occur and will require immediate action to solve the problems.

A. A storm drain inlet may be plugged with soil or other debris that may cause blockage. This blockage may result in a system overflow.

B. A pipe is fully or partially filled with material causing the system to not operate at design capacity.

The system needs to be inspected by the Homeowner's Association representative and or a qualified engineer periodically to insure the system is operational. The inspection should include the following:

A. Inspect the inlets to insure they are clear of all debris and operate properly.

B. Inspect each manhole to insure it is free of obstruction and will operate as designed.

C. Visually inspect each pipe to insure it is free of obstruction and will operate as designed.

D. Visually inspect, by walking, each concrete gutter to insure it is clear of material and will operate as designed.

E. Inspect the drainage pond to determine if the capacity has been reduced or filled in. If the depth of the drainage pond has been reduced by 4 feet, arrangements should be made to remove the material. The change in depth may be determined by measuring the vertical difference between the bottom elevation of the drainage invert outlet and the bottom elevation of the drainage swale near the canal. See the table below.

DATE	EAST INVERT OUTLET ELE.	SWALE BOTTOM ELE.	ELEVATION DIFFERENCE
11/5/96	2804.5	2790.3	14.2

In the event the elevation difference is less than 10.2 ft, arrangements should be made to remove the material. The drainage pond can be easily accessed for maintenance via the areas noted on the attached map.

F. Inspect the pipelines, manholes, pipeline inverts and outlets, and channel inverts to insure there are no blockages.

If any problems are detected that require immediate attention, a letter will be prepared by a qualified engineer working on behalf of the Homeowners Association or the Homeowners Association representative and sent to the Homeowner's Association president. This letter will discuss the nature of the problem, method or means of solving the problem, and the estimated cost.

III. Drainage Pipes and Channel Invert

A. Once every four (4) months, inspect the channel invert, manholes, and pipelines, (as far as is practical) to determine the depth of settled solids. If the depth of settled solids is 20% or more of the pipe diameter, the drainage lines should be flushed.

B. During each inspection, the representative will note unusual conditions and notify the Homeowner's Association president. The president will then determine a reasonable course of action.

IV. Oil and Sediment Traps

Inspect the system once every six (6) months. The inspection should be made by removing the manhole covers of the system and determining if corrections are necessary. If the depth of the trap has been reduced by an amount deemed excessive by the representative, ACHD should be notified to assure proper maintenance.

V. Outlets/Inlets

A bi-monthly visual inspection will be made of the outlets/inlets from November 1st through May 31st and will be cleaned as required. The representative will contact ACHD if outlets/inlets within the public rights-of-way have been blocked. The outlet/inlet should be cleaned when the sediment is two (2) inches below the pipe invert out.

VI. Drainage/ Retention Pond

Once per year the representative shall inspect the drainage pond and remove all debris, including vegetation, that may impact the operation of the area. A clearance of six (6) inches should be maintained between the invert elevation of the outlet pipe and the bottom of the pond, and dirt and sediment should be removed accordingly. The outlets should be clear and stable. Examine the channel for signs of erosion and instability along the outlet and the channel course. The representative should also inspect the side slopes to determine no excessive erosion is present. In the event the drainage pond depth has been reduced by 4 feet, measures will be taken to remove the collected material. See page 3, item E for details on measuring the depth of the swale. Equipment will be mobilized to the drainage pond site and shall utilize the area specified on the storm drainage plan to gain access. It should be noted that dumping material of any kind, i.e. grass clippings, trash, soil, or debris, into the channel/swale is strictly forbidden.

VII. Report and Drawings

This document includes the recorded final plats and drainage plan for Silverwood Subdivision.

71/7191-92 - #1
72/7389-90 #2

97009342

ADA CO. RECORDER
J. DAVID NAVARRO
BOISE ID

AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

1997 FEB 5 PM 3:25
FEE *6.00* DEP *Quinn*
RECORDED AT THE REQUEST OF

FOR KENTUCKY RIDGE ESTATES SUBDIVISION

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this 31st day of January, 1997 by the undersigned, which constitutes two-thirds of the voting required to amend the Declaration of Covenants, Conditions and Restrictions for KENTUCKY RIDGE ESTATES SUBDIVISION, hereinafter referred to as the "Subdivision."

RECITALS:

- A. The Subdivision Plat for Kentucky Ridge Estates Subdivision was recorded as Instrument No. 95074573, records of Ada County, Idaho.
- B. The original Declaration of Covenants, Conditions and Restrictions for Kentucky Ridge Subdivision was recorded as Instrument No. 95079313, records of Ada County, Idaho.
- C. An Amendment to Declaration of Covenants, Conditions and Restrictions for Kentucky Ridge Subdivision was recorded as Instrument No. 96021902, records of Ada County, Idaho.
- D. It is the purpose of this Amendment to amend certain portions of the Declaration of Covenants, Conditions and Restrictions hereinabove described.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, that certain Declaration of Covenants, Conditions and Restrictions for Kentucky Ridge Estates Subdivision, as set forth above, shall be and is hereby amended to read as follows:

- 1. Article II, Section 2.29 is hereby amended to read as follows:
" 2.29 Detached Storage Building. One storage building may be allowed on each lot, provided the building is permanent in nature, is 150 square feet or less and is

constructed with the same siding, roofing material and paint color as the main structure. Any storage building or structure must meet the setback requirements of Ada County. Wall height shall not exceed one (1) story.

Provided, that the Architectural Committee may approve a larger detached storage building upon request by any lot owner, and such approval shall be on terms and conditions as may be determined by the Architectural Committee and shall include appropriate consents to such request from adjacent lot owners."

IN WITNESS WHEREOF, the undersigned corporation has hereunto caused its name to be affixed the day and year first above written.

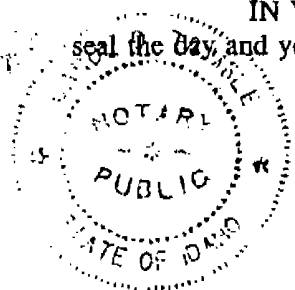
SHEKINAH INDUSTRIES, INC., an Idaho corporation

By *D. Michael Preston*
D. Michael Preston, President

STATE OF IDAHO)
County of *Canyon*) ss.

On this *31st* day of *January*, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared **D. MICHAEL PRESTON**, known to me to be the **President of SHEKINAH INDUSTRIES, INC.**, the corporation whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for and on behalf of such corporation.

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



Carol D. Jumbie
Notary Public for Idaho
Residing at *Rampart*, Idaho
My commission expires *9/12/97*