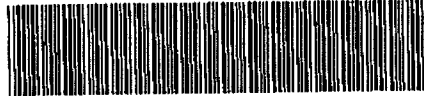


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RECORDED & INDEXED  
DOUGLAS COUNTY, NE

DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
OF BRIAR HILLS, A SUBDIVISION  
IN DOUGLAS COUNTY, NEBRASKA

THIS DECLARATION, made on the date hereinafter set forth, is made by BRIAR HILLS DEVELOPMENT CO., L.L.P., a Nebraska limited liability partnership, hereinafter referred to as the "Declarant."

PRELIMINARY STATEMENT

The Declarant is the owner of certain real property located within Douglas County, Nebraska and described as follows:

Lots 38 through 161, inclusive, in Briar Hills, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

Such lots are herein referred to collectively as the "Lots" and individually as each "Lot."

The Declarant desires to provide for the preservation of the values and amenities of Briar Hills, for the maintenance of the character and residential integrity of Briar Hills, and for the acquisition, construction and maintenance of Common Facilities for the use and enjoyment of the residents of Briar Hills. As used herein, the term "Common Facilities" shall mean all recreational facilities, dedicated and nondedicated roads, paths, ways and green areas, signs and entrances for Briar Hills, as well as any and all other facilities acquired, constructed, improved, maintained, operated, repaired, or replaced by the Homeowner's Association for the general use, benefit and enjoyment of the members of the Homeowner's Association.

NOW, THEREFORE, the Declarant hereby declares that each and all of the Lots shall be held, sold and conveyed subject to the following restrictions, covenants, conditions and easements, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Lots, and the enjoyment of the residents of the Lots. These restrictions, covenants, conditions and easements shall run with such Lots and shall be binding upon all parties having or acquiring any right,

Revised to:  
Brown & Wolff, P.C.  
1925 No. 120th Street  
Omaha, NE 68154

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title or interest in each Lot, or any part thereof, as is more fully described herein. The Lots, and each Lot is and shall be subject to all and each of the following conditions and other terms:

ARTICLE I.  
RESTRICTIONS AND COVENANTS

1. Each Lot shall be used exclusively for single-family residential purposes, except for such Lots or parts thereof as may hereafter be conveyed or dedicated by Declarant, or its successors or assigns, for use in connection with a Common Facility, or as a church, school, park, or for other non-profit use.

2. No residence, building, fence, wall, driveway, patio, patio enclosure, swimming pool, dog house, tree house, pool house, antenna satellite receiving station or "discs," flag pole, solar heating or cooling device, tool shed, wind mill or other external improvement, above or below the ground (herein all referred to as any "Improvement") shall be constructed, erected, placed or permitted to remain on any Lot, nor shall any grading or excavation for any Improvement be commenced, except for Improvements which have been approved by Declarant as follows:

A. An owner desiring to erect an Improvement shall deliver two sets of construction plans, landscaping plans and plot plans to Declarant (herein collectively referred to as the "plans"). Such plans shall include a description type, quality, color and use of materials proposed for the exterior of such Improvement. Concurrent with submission of the plans, Owner shall notify the Declarant of the Owner's mailing address.

B. Declarant shall review such plans in light of the conditions and restrictions of Article I of this Declaration and in relation to the type and exterior of improvements constructed, or approved for construction, on the Lots. In this regard, Declarant intends that the Lots shall be developed as a residential community with homes constructed of high quality materials. The decision to approve or refuse approval of a proposed Improvement shall be exercised by Declarant in a reasonable manner to promote conformity and harmony of the external design of the improvements constructed within Briar Hills Subdivision and to protect the value, character and residential quality of all Lots in a manner consistent with this Declaration. If Declarant determines that the proposed Improvement does not conform with the surrounding improvements or topography or will not protect and enhance the integrity and character of all the Lots and neighboring Lots as a quality residential community, Declarant may refuse approval of the proposed Improvement.

C. Written Notice of any approval of a proposed Improvement shall be mailed to the owner at the address specified by the owner upon submission of the plans. Such notice shall be mailed, if at all, within thirty (30) days after the date of submission of the plans. If notice of approval is not mailed within such period, the proposed Improvement shall be deemed disapproved by Declarant.

D. No Lot owner, or combination of Lot owners, or other person or persons shall have any right to any action by Declarant, or to control, direct or influence the acts of the Declarant with respect to any proposed Improvement. No responsibility, liability or obligation shall be assumed by or imposed upon Declarant by virtue of the authority granted to Declarant in this Paragraph, or as a result of any act or failure to act by Declarant with respect to any proposed Improvement.

E. At such time as there shall be a completed single family residence constructed and occupied on ninety percent (90%) of all Lots or ten (10) years, whichever shall occur first, all discretions of Declarant under this Article I, Paragraph 2 shall transfer to the Homeowner's Association and shall be administered pursuant to the provisions of Article III herein.

3. No single-family residence shall be created, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling which does not exceed two and one-half stories in height. Residences on all Lots shall have a minimum front set back of twenty-five (25) feet.

4. The exposed front foundation walls and any foundation walls facing any street of all main residential structures must be constructed of or faced with brick or other material approved by Declarant. All exposed side and rear concrete or concrete block foundation walls not facing a street must be painted. All driveways must be constructed of concrete or other approved material. All foundations shall be constructed of concrete, concrete blocks, brick or stone. Fireplace chimneys shall be covered with brick, wood or other material approved in writing by Declarant. Unless other materials are specifically approved by Declarant, the roof of all Improvements shall be covered with asphalt shingles or other approved material shingles.

5. No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any Lot except one sign per Lot consisting of not more than six (6) square feet advertising a lot as "For Sale". No premises shall be used in any way for any purpose which may endanger the health or unreasonably disturb the owner or owners of any Lot or any resident thereof. No business activities of any kind shall be constructed on the Lot. Provided, however, the foregoing paragraph shall not apply to the business activities, signs and billboards or the construction and maintenance of buildings, if any, by Declarant, their agents or assigns, during the construction and sale of the Lots.

6. No exterior television or radio antenna or disc greater than 18" x 24" in size shall be permitted on any Lot other than in an enclosed structure hidden from public view.

7. No repair of any boats, automobiles, motorcycles, trucks, campers or similar vehicles requiring a continuous time period in excess of forty-eight (48) hours shall be permitted on any Lot at any time; nor shall vehicles offensive to the neighborhood be visibly stored, parked or abandoned on any Lot. No unused building material, junk or rubbish shall be left exposed on the Lot except during actual building operations, and then only in as neat and inconspicuous a manner as possible.

8. No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar chattel shall be maintained or stored on any part of a Lot (other

than in an enclosed structure) for more than twenty (20) days within a calendar year. No motor vehicle may be parked or stored outside on any Lot, except vehicles driven on a regular basis by the occupants of the dwelling located on such Lot. No grading or excavating equipment, tractors or semitractors/trailers shall be stored, parked, kept or maintained in any yards, driveways or streets. However, this Paragraph 8 shall not apply to trucks, tractors or commercial vehicles which are necessary for the construction of residential dwellings or other improvements during the period of construction. All residential Lots shall provide at least a minimum number of off street parking areas or spaces for private passenger vehicles required by the applicable zoning ordinances of the City of Omaha, Nebraska.

9. No incinerator or trash burner shall be permitted on any Lot. No garbage or trash can or container or fuel tank shall be permitted unless completely screened from view, except for pickup purposes. No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling or suitable storage facility, except when in actual use. No garbage, refuse, rubbish or cutting shall be deposited on any street, road or Lot. No clothes line shall be permitted outside of any dwelling at any time. Produce or vegetable gardens may only be maintained in rear yards. All Lots shall be fully sodded at the time of completion of the Improvements.

10. Exterior lighting installed on any Lot shall either be indirect or of such a controlled focus and intensity as not to disturb the residents of adjacent Lots.

11. No fence shall be permitted to extend beyond the front line of a main residential structure. Fences shall be only composed of black vinyl chain link with the specifications shown in Exhibit "A" or ornamental iron with the specifications shown in Exhibit "B". No fence shall be below the height of four (4) feet or exceed the height of six (6) feet. No wall shall exist above ground.

12. No swimming pool may extend more than one foot above ground level.

13. Construction of any Improvement shall be completed within one (1) year from the date of commencement of excavation or construction of the Improvement. No excavation dirt shall be spread across any Lot in such a fashion as to materially change the grade or contour of any Lot.

14. A public sidewalk shall be constructed of concrete four (4) feet wide by four (4) inches thick in front of each Lot and upon each street side of each corner Lot. The sidewalk shall be placed four (4) feet back of the street curb line and shall be constructed by the owner of the Lot prior to the time of completion of the main structure and before occupancy thereof; provided, however, this provision shall vary to comply with any requirements of the City of Omaha.

15. Driveway approaches between the sidewalk and curb on each Lot shall be constructed of concrete. Should repair or replacement of such approach be necessary, the repair or replacement shall also be of concrete. No asphalt overlay of driveway approaches will be permitted.

16. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on any Lot, except for one dog house constructed for one (1) dog; provided always that the construction plans, specifications and the location of the proposed structure have been first approved by Declarant, or its assigns, if required by this Declaration. Dog houses shall only be allowed at the rear of the residence, concealed from public view. No dog runs or kennels of any kind shall be allowed in Briar Hills Subdivision. No livestock or agricultural-type animals shall be allowed in Briar Hills Subdivision, including pot-bellied pigs.

17. Any exterior air conditioning condenser unit shall be placed in the rear yard or any side yards so as not to be visible from the public view. No grass, weeds or other vegetation will be grown or otherwise permitted to commence or continue, and no dangerous, diseased or otherwise objectionable shrubs or trees will be maintained on any Lot so as to constitute an actual or potential public nuisance, create a hazard or undesirable proliferation, or detract from a neat and trim appearance. Vacant Lots shall not be used for dumping of earth or any waste materials, and no vegetation on vacant Lots shall be allowed to reach a height in excess of twelve (12) inches.

18. No Residence shall be constructed on a Lot unless the entire Lot, as originally platted, is owned by one owner of such Lot, except if parts of two or more platted Lots have been combined into one Lot which is at least as wide as the narrowest Lot on the original plat, and is as large in area as the largest Lot in the original plat.

19. No structure of a temporary character, carport, trailer, basement, tent, outbuilding or shack shall be erected upon or used on any Lot at any time, either temporarily or permanently. Any owner may erect a swing set, playground equipment, pool house or other non-prohibited structure on a Lot only after securing the prior written approval of the Declarant. No structure or dwelling shall be moved from outside Briar Hills to any Lot without the written approval of Declarant.

20. Except for connection and access facilities, all utility service lines from each Lot line to a dwelling or other Improvement shall be underground.

21. No manufactured home, as that term is defined in Section 71-4603(1) of the Nebraska Revised Statutes, 1943, shall be permitted in Briar Hills Subdivision.

## ARTICLE II. LANDSCAPE BUFFER AND BOUNDARY FENCE

1. Declarant may, at its sole discretion, construct a landscape buffer and/or boundary fence along the east sixteen (16) feet of Lots 48 through 53, inclusive, 61 through 63, inclusive, 66, 67 and 92 through 96, inclusive (the "Landscape Buffer and Boundary Fence"). Each of such lots are collectively referred to as the "Boundary Lots."

2. Declarant hereby declares that the Boundary Lots are subject to a permanent and exclusive right and easement in favor of Declarant and the Briar Hills Homeowners Association to maintain, repair and replace the Landscape Buffer and Boundary Fence. Without limitation of the

rights and easements granted by this Declaration, the Declarant or Association may come upon any of the Boundary Lots for the purpose of constructing, installing, repairing, maintaining, removing and replacing the Landscape Buffer and Boundary Fence.

ARTICLE III.  
HOMEOWNERS' ASSOCIATION

1. The Association. Declarant shall cause the incorporation of Briar Hills Homeowners Association, a Nebraska not for profit corporation (hereinafter referred to as the "Association"). The Association shall have as its purpose the promotion of the health, safety, recreation, welfare and enjoyment of the residents of the Lots, including:

A. The acquisition, construction, landscaping, improvement, equipment, maintenance, operation, repair, upkeep and replacement of Common Facilities for the general use, benefit and enjoyment of the Members. Common Facilities may include recreational facilities such as swimming pools, tennis courts, health facilities, playgrounds and parks; dedicated and nondedicated roads, paths, ways and green areas; and signs and entrances for Briar Hills. Common Facilities may be situated on property owned or leased by the Association, on public property, on private property subject to an easement in favor of the Association, or on property dedicated to a Sanitary Improvement District.

B. The promulgation, enactment, amendment and enforcement of rules and regulations relating to the use and enjoyment of any Common Facilities, provided always that such rules are uniformly applicable to all Members. The rules and regulations may permit or restrict use of the Common Facilities to Members, their families, their guests, and/or by other persons, who may be required to pay a fee or other charge in connection with the use or enjoyment of the Common Facility.

C. The exercise, promotion, enhancement and protection of the privileges and interests of the residents of Briar Hills; and the protection and maintenance of the residential character of Briar Hills.

2. Membership and Voting. Briar Hills is being initially divided into One Hundred Twenty-Four (124) separate single-family residential lots (referred to as the "Lots"). The "Owner" of each Lot shall be a Member of this Association. The Association shall include further phases of Briar Hills as may be developed by the Declarant. For purposes of this Declaration, the term "Owner" of a Lot means and refers to the record owner, whether one or more persons or entities, of fee simple title to a Lot, but excluding however those parties having any interest in any of such Lot merely as security for the performance of an obligation (such as a contract seller, the trustee or beneficiary of a deed of trust, or a mortgagee). The purchaser of a Lot under a land contract or similar instrument shall be considered to be the "Owner" of the Lot for purposes of this Declaration. Membership shall be appurtenant to ownership of each Lot, and may not be separated from ownership of each Lot.

The owner of each Lot, whether one or more entities, shall be entitled to one (1) vote for each Lot owned on each matter properly coming before the Members of the Association.

3. Additional Lots. Declarant reserves the right, without consent or approval of any Owner or Member, to expand the property to which this Declaration is applicable to include additional residential lots in any subdivision which is contiguous to any of the Lots. Such expansion may be affected from time to time by the Declarant by recordation with the Register of Deeds of Douglas County, Nebraska, of an Amendment to Declaration, executed and acknowledged by Declarant, setting forth the identity of the additional residential lots which shall become subject to this Declaration. In addition, the Amendment to Declaration may declare that all or any part of the additional residential lots which shall become subject to the Declaration shall be Boundary Lots as that term is defined in Article II herein and such additional Boundary Lots shall be subject to all restrictions and obligations on Boundary Lots set forth herein.

Upon the filing of any Amendment to Declaration which expands the property subject to this Declaration, the additional residential lots identified in the Amendment shall be considered to be and shall be included in the "Lots" for all purposes under this Declaration, and the Owners of the additional residential lots shall be Members of the Briar Hills Homeowners Association with all rights, privileges and obligations accorded or accruing to Members of the Association.

4. Purposes and Responsibilities. The Association shall have the powers conferred upon not for profit corporations by the Nebraska Nonprofit Corporation Act, and all powers and duties necessary and appropriate to accomplish the purposes and administer the affairs of the Association. The powers and duties to be exercised by the Board of Directors, and upon authorization of the Board of Directors by the Officers, shall include but shall not be limited to the following:

- A. The acquisition, development, maintenance, repair, replacement, operation and administration of Common Facilities, and the enforcement of the rules and regulations relating to the Common Facilities.
- B. The landscaping, mowing, watering, repair and replacement of parks, medians and islands in cul-de-sacs, outlets and other public property and improvements on parks or public property within or near Briar Hills.
- C. The fixing, levying, collecting, abatement, and enforcement of all charges, dues, or assessments made pursuant to the terms of this Declaration.
- D. The expenditure, commitment and payment of Association funds to accomplish the purposes of the Association including, but not limited to, payment for purchase of insurance covering any Common Facility against property damage and casualty, and purchase of liability insurance coverages for the Association, the Board of Directors of the Association and the Members.

E. The exercise of all of the powers and privileges, and the performance of all of the duties and obligations of the Association as set forth in this Declaration, as the same may be amended from time to time.

F. The acquisition by purchase or otherwise, holding, or disposition of any right, title or interest in real or personal property, wherever located, in connection with the affairs of the Association.

G. The deposit, investment and reinvestment of Association funds in bank accounts, securities, money market funds or accounts, mutual funds, pooled funds, certificates of deposit or the like.

H. The employment of professionals and consultants to advise and assist the Officers and Board of Directors of the Association in the performance of their duties and responsibilities for the Association.

I. General administration and management of the Association, and execution of such documents and doing and performance of such acts as may be necessary or appropriate to accomplish such administration or management.

J. The doing and performing of such acts, and the execution of such instruments and documents, as may be necessary or appropriate to accomplish the purposes of the Association.

5. Mandatory Duties of Association. The Association shall maintain and repair any landscape buffer, entrance monuments, and signs which have been installed by Declarant in generally good and neat condition.

6. Imposition of Dues and Assessments. The Association may fix, levy and charge the Owner of each Lot with dues and assessments (herein referred to respectively as "dues and assessments") under the following provisions of this Declaration. Except as otherwise specifically provided, the dues and assessments shall be fixed by the Board of Directors of the Association and shall be payable at the times and in the manner prescribed by the Board.

7. Abatement of Dues and Assessments. Notwithstanding any other provision of this Declaration, the Board of Directors may abate all or part of the dues and assessments in respect of any Lot, and shall abate all dues and assessments due in respect of any Lot during the period such Lot is owned by the Declarant. Lots owned by the Declarant shall not be subject to imposition of dues, assessments or Association liens.

8. Liens and Personal Obligations for Dues and Assessments. The assessments and dues, together with interest thereon, costs and reasonable attorneys' fees, shall be the personal obligation of the Owner of each Lot at the time when the dues or assessments first become due and payable. The dues and assessments, together with interest thereon, costs and reasonable attorneys' fees, shall also be a charge and continuing lien upon the Lot in respect of which the dues and assessments are charged.



The personal obligation for delinquent assessments shall not pass to the successor in title to the Owner at the time the dues and assessments become delinquent unless such dues and assessments are expressly assumed by the successors, but all successors shall take title subject to the lien for such dues and assessments, and shall be bound to inquire of the Association as to the amount of any unpaid assessments or dues.

9. Purpose of Dues. The dues collected by the Association may be committed and expended to accomplish the purposes of the Association described in Paragraph 1 of this Article, and to perform the Powers and Responsibilities of the Association described in Paragraphs 3 and 4 of this Article.

10. Annual Dues. The Board of Directors may establish annual dues in such amount as deemed necessary to carry out the purposes and responsibilities of the Association.

11. Assessments for Extraordinary Costs. In addition to the dues, the Board of Directors may levy an assessment or assessments for the purpose of defraying, in whole or in part, the costs of any acquisition, construction, reconstruction, repair, painting, maintenance, improvement, or replacement of any Common Facility, including fixtures and personal property related thereto, and related facilities. The aggregate assessments in each calendar year shall be limited in amount to Two Hundred Dollars (\$200.00) per Lot.

12. Uniform Rate of Assessment. Assessments and dues shall be fixed at a uniform rate as to all Lots, but dues may be abated as to individual Lots, as provided in Paragraph 7 above.

13. Certificate as to Dues and Assessments. The Association shall, upon written request and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the dues and assessments on a specified Lot have been paid to the date of request, the amount of any delinquent sums, and the due date and amount of the next succeeding dues, assessment or installment thereof. The dues and assessments shall be and become a lien as of the date such amounts first become due and payable.

14. Effect of Nonpayment of Assessments-Remedies of the Association. Any installment of dues or assessment which is not paid when due shall be delinquent. Delinquent dues and assessment shall bear interest from the due date at the rate of Fifteen percent (15%) per annum, compounded annually. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot or Lots, and pursue any other legal or equitable remedy. The Association shall be entitled to recover as a part of the action and shall be indemnified against the interest, costs and reasonable attorneys' fees incurred by the Association with respect to such action. No Owner may waive or otherwise escape liability for the charge and lien provided for herein by nonuse of the Common Area or abandonment of his Lot. The mortgagee of any Lot shall have the right to cure any delinquency of an Owner by payment of all sums due, together with interest, costs and fees. The Association shall assign to such mortgagee all of its rights with respect to such lien and right of foreclosure and such mortgagee may thereupon be subrogated to any rights of the Association.

15. Subordination of the Lien to Mortgagee. The lien of dues and assessments provided for herein shall be subordinate to the lien of any mortgage, contract or deed of trust given as collateral for a home improvement or purchase money loan. Sale or transfer of any Lot shall not affect or terminate the dues and assessment lien.

#### ARTICLE IV. EASEMENTS

1. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District, US West Company, and any company which has been granted a franchise to provide a cable television system within the Lots, Metropolitan Utilities Company, and Sanitary and Improvement District No. 420 of Douglas County, Nebraska, their successors and assigns, to erect and operate, maintain, repair and renew buried or underground sewers, water and gas mains and cables, lines or conduits and other electric and telephone utility facilities for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service and for the transmission of signals and sounds of all kinds including signals provided by a cable television system and the reception on, over, through, under and across a five (5) foot wide strip of land abutting the front and the side boundary lines of the Lots; an eight (8) foot wide strip of land abutting the rear boundary lines of all interior Lots and all exterior Lots that are adjacent to presently platted and recorded Lots; and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior Lots that are not adjacent to presently platted and recorded Lots. The term exterior Lots is herein defined as those Lots forming the outer perimeter of the Lots. The sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip when such adjacent land is surveyed, platted and recorded.

2. A perpetual easement is further reserved for the Metropolitan Utilities Company, their successors and assigns to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes, hydrants and other related facilities and to extend therein pipes for the transmission of gas and water on, through, under and across a five (5) foot wide strip of land abutting all cul-de-sac streets; this license being granted for the use and benefit of all present and future owners of these Lots; provided, however, that such licenses and easements are granted upon the specific conditions that if any of such utility companies fail to construct such facilities along any of such Lot lines within thirty-six (36) months of date hereof, or if any such facilities are constructed but are thereafter removed without replacement within sixty (60) days after their removal, then such easement shall automatically terminate and become void as to such unused or abandoned easementways. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the easementways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforementioned uses or rights granted herein.

3. A perpetual easement is further reserved in favor of the Declarant and the Association, its successors and assigns, to create, install, repair, reconstruct, maintain, and renew a landscape buffer and/or boundary fence and related accessories located on, over and upon the east sixteen (16) feet of Lots 48 through 53, inclusive, 61 through 63, inclusive, 66, 67, and 92 through 96, inclusive.

4. In the event that ninety percent (90%) of all Lots within the subdivision are not improved within five (5) years after the date on which US West Company files notice that it has completed installation of telephone lines to the Lots in the subdivision (herein the 'Subdivision Improvement Date'), then US West Company may impose a connection charge on each unimproved Lot in the amount of Four Hundred Fifty and no/100 Dollars (\$450.00). A Lot shall be considered as unimproved if construction of a permanent structure has not commenced on a Lot. Construction shall be considered as having commenced if a footing inspection has been requested on the Lot in question by officials of the City or other appropriate governmental authority.

Should such charge be implemented by US West Company and remain unpaid, then such charge may draw interest at the rate of twelve percent (12 %) per annum commencing after the expiration of sixty (60) days from the time all of the following events shall have occurred: (1) the Subdivision Improvement Date, and (2) US West Company sends each owner of record a written statement or billing for Four Hundred Fifty and no/100 Dollars (\$450.00) for each unimproved Lot.

5. Other easements are provided for in the final plat of Briar Hills which is filed in the Register of Deeds of Douglas County, Nebraska (Book 2082, Page 396).

#### ARTICLE V. GENERAL PROVISIONS

1. Except for the authority and powers specifically granted to the Declarant, the Declarant or any owner of a Lot named herein shall have the right to enforce by a proceeding at law or in equity, all reservations, restrictions, conditions and covenants now or hereinafter imposed by the provisions of this Declaration either to prevent or restrain any violation or to recover all loss or damages arising out of such violation. Failure by the Declarant or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

2. The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity. This Declaration may be amended by Declarant, or any person, firm, corporation, partnership, or entity designated in writing by Declarant, in any manner which it may determine in its full and absolute discretion for a period of five (5) years from the date hereof. Thereafter, this Declaration may be amended by an instrument signed by the owner of not less than seventy-five percent (75%) of the Lots covered by this Declaration. Provided, however, that the provisions of Article I, Paragraph 21 shall not be amended or changed by Declarant, any person, firm, corporation, partnership or entity designated in writing by Declarant, or seventy-five percent (75%) of the owners of the Lots.

3. By written consent of the Declarant for a period of five (5) years from the date hereof, any or all of the covenants, conditions, restrictions, and easements as they apply to the Lots may be waived, modified, or amended for any Lot or Lots, in any manner, for such a time period, and on such conditions, if any, which the Declarant may determine in its full and absolute discretion after considering the benefits and detriments which the waiver modification or amendment will have on the Briar Hills subdivision and the Owner requesting the waiver. Declarant's decision on any requested

waiver, modification or amendment shall be final and there shall be no right of appeal of Declarant's decision. No responsibility, liability or obligation shall be assumed by or imposed upon Declarant by virtue of the authority granted to Declarant in this Paragraph, or as a result of any act or failure to act by Declarant with respect to any requested waiver, modification, or amendment.

4. Declarant, or its successors or assigns, may terminate its status as Declarant under this Declaration, at any time, by filing a Notice of Termination of Status as Declarant. Upon such filing, Association may appoint itself or another entity, association or individual to serve as Declarant, and such appointee shall thereafter serve as Declarant with the same authority and powers as the original Declarant.

5. Invalidation of any covenant by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 13<sup>th</sup> day of July, 1998.

BRIAR HILLS DEVELOPMENT CO., L.L.P., a Nebraska limited liability partnership, "Declarant"

By: BHD, L.L.C., a Nebraska limited liability company, Partner

By: M. M. Tiller  
Manager

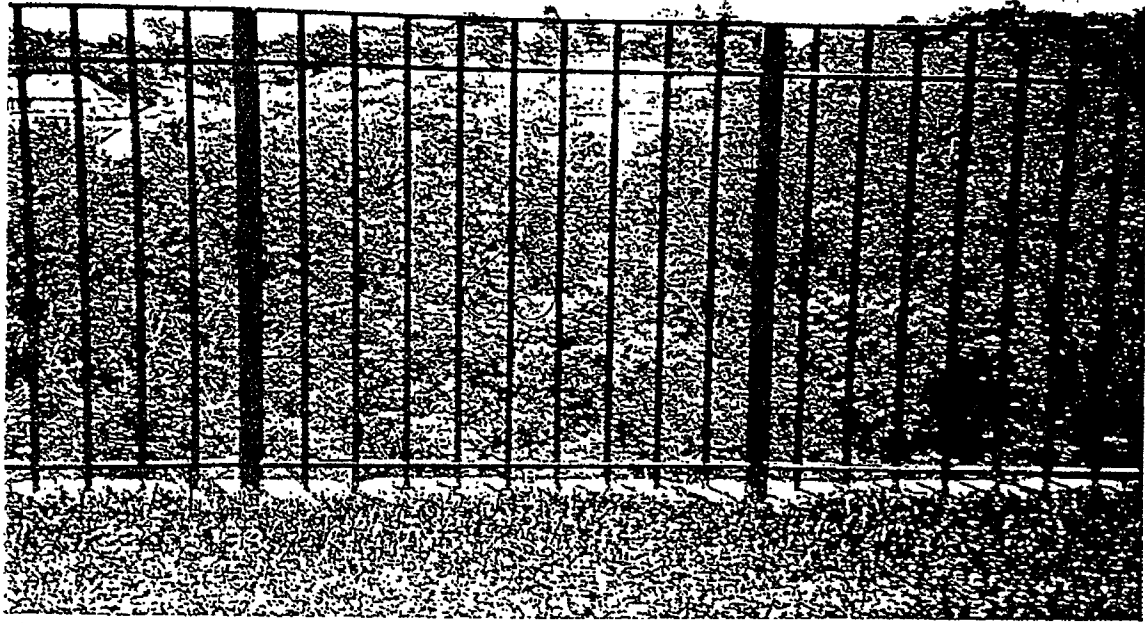
By: Barbara Shaw  
Manager

By: NEW MILLENNIUM, L.L.P., a Nebraska limited liability partnership, Partner

By: K. R.  
Partner

By: Herbert L. Greene  
Partner





## *Briar Hills*

### **SPECIFICATIONS**

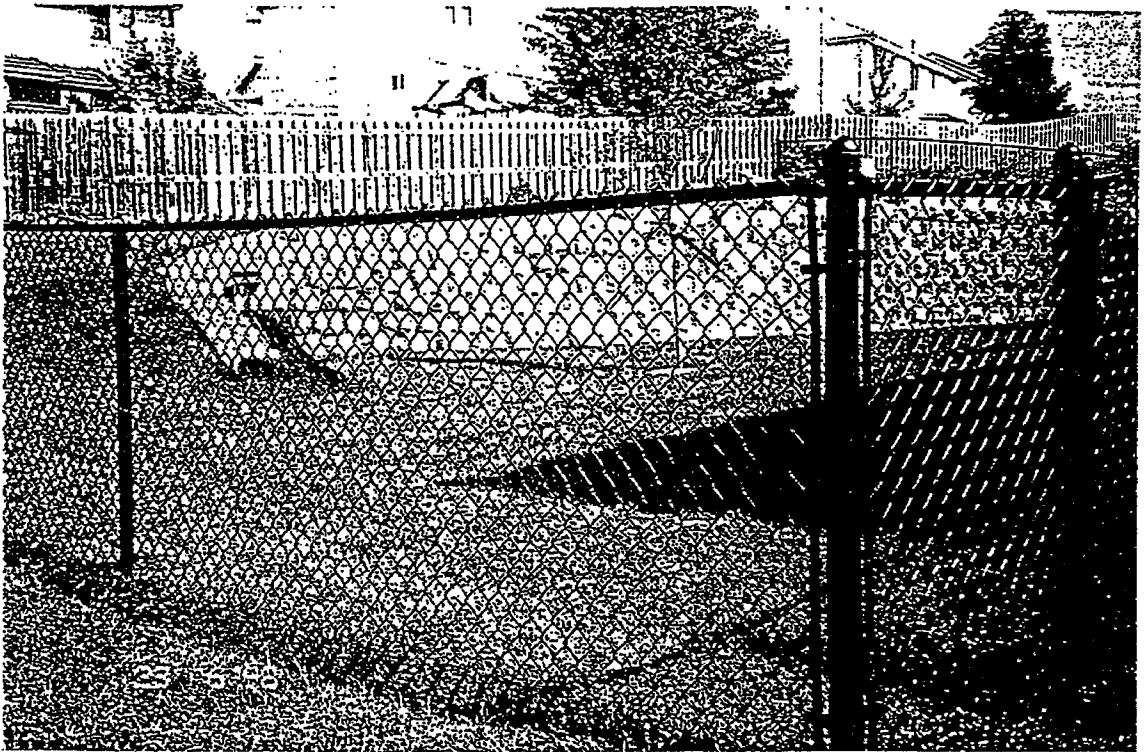
2" Posts, 11 gauge. Set in  
6" x 36" Concrete Footings

$\frac{3}{4}$ " Pickets

1  $\frac{1}{2}$ " Channels on Top,  
Middle & Bottom Rails

4" spacing on pickets

- ◆ Chromate Adhesive Primer,  
to deter rust
- ◆ Paint Color-Gloss Black
- ◆ 3 -year Guarantee on  
Material, Labor & Paint
- ◆ Required pool code,  
72" tall with 3" spacing



## *Briar Hills*

### **SPECIFICATIONS**

- 2 ½" Corner Posts, Set in 6" x 36" Concrete Footings
- 1 5/8" Line Posts
- 1 3/8" Top rail
- 9 gauge black vinyl fabric, 120 core
- ◆ All framework is made of .055 tubing
- ◆ 15 -year manufacturer warranty for fabric





FIRST AMENDMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
OF BRIAR HILLS, A SUBDIVISION  
IN DOUGLAS COUNTY, NEBRASKA

This First Amendment to Declaration is made to the Declaration of Covenants, Conditions, Restrictions and Easements of Briar Hills, a subdivision in Douglas County, Nebraska, filed July 27, 1998, in Book 1257 at Page 1 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska (the "Declaration") by Briar Hills Development, L.L.C., a Nebraska limited liability company, (hereinafter referred to as the "Declarant").

PRELIMINARY STATEMENT

A. The Declarant is the owner of certain real property located within Douglas County, Nebraska and described as follows:

Lots 1 through 161, inclusive, of Briar Hills, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

Such lots are herein referred to collectively as the "Lots" and individually as each "Lot".

B. Declarant is the owner of additional residential lots adjacent to the Declaration Lots, which are legally described as follows:

Lots 165 through 295, inclusive, in Briar Hills, Second Platting, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska (the "Additional Lots").

C. Declarant desires to amend the Declaration for purposes of including the Additional Lots as "Lots" subject to the Declaration and subject to each and all of the covenants, restrictions and easements as set forth in the Declaration.

D. Declarant desires to provide for the preservation of the values and amenities of the Additional Lots, and for the maintenance of the character and residential integrity of the Additional Lots by encumbering and subjecting the Additional Lots to the covenants, conditions, restriction and easements set forth in the Declaration.

NOW, THEREFORE, pursuant to the authority granted to the Declarant in Article V, Paragraph 2 of the Declaration, Declarant hereby amends and supplements the Declaration as follows:

Reverts:  
Brown & Wolff, P.C.  
1925 No. 120th St.  
Omaha, Nebraska 68154

1. Lots 165 through 295, inclusive, Briar Hills, Second Platting, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, shall be subject to the Declaration and to each and all of the covenants, conditions, restrictions, and easements as set forth in the Declaration, and shall hereby be deemed to be "Lots" as such term is defined in the Declaration.

2. Article I, Section 13, shall be deleted in its entirety and replaced with the following:  
"13. Construction of any Improvement shall be completed within one (1) year from the date of commencement of excavation or construction of the Improvement."

3. The Declaration is in all other matters ratified and affirmed.

4. Invalidation of any covenant by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

The Declarant has executed this First Amendment to Declaration as of this 1st day of August, 2000.

BRIAR HILLS DEVELOPMENT, L.L.P., a  
Nebraska limited liability partnership

By: BHD, L.L.C., a Nebraska limited liability  
company

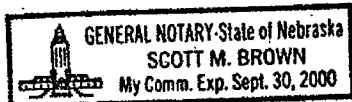
By: Maurice M. Udes  
Maurice M. Udes, Manager

By: B-4, L.L.C., a Nebraska limited liability  
company

By: Paul M. Brown  
Paul M. Brown, Manager

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

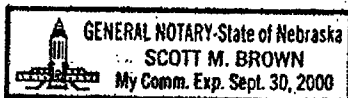
On this 1st day of August, 2000, before me, the undersigned, a Notary Public in and for said County, personally appeared the above-named Maurice M. Udes, Manager of BHD, L.L.C., a Nebraska limited liability company, Partner of BRIAR HILLS DEVELOPMENT, L.L.P., a Nebraska limited liability partnership, to me known to be the identical persons named in the foregoing document and acknowledged the same to be his voluntary act and deed and the voluntary act and deed of the limited liability company.



  
\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 1st day of August, 2000, before me, the undersigned, a Notary Public in and for said County, personally appeared the above-named Paul M. Brown, Manager of B-4, L.L.C., a Nebraska limited liability company, Partner of BRIAR HILLS DEVELOPMENT, L.L.P., a Nebraska limited liability partnership, to me known to be the identical persons named in the foregoing document and acknowledged the same to be his voluntary act and deed and the voluntary act and deed of the limited liability company.



  
\_\_\_\_\_  
Notary Public



BK 1352 PG 156-158



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By

RICHARD N TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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SECOND AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
OF BRIAR HILLS, A SUBDIVISION  
IN DOUGLAS COUNTY, NEBRASKA

This Second Amendment to Declaration is made on the date hereinafter set forth by BRIAR HILLS DEVELOPMENT, L.L.P., a Nebraska limited liability partnership, hereinafter referred to as the "Declarant."

PRELIMINARY STATEMENT

By Declaration for Briar Hills, a Subdivision in Douglas County, Nebraska, filed July 27th, 1998, in Book 1257 at Page 1 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska, and the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements, filed August 23, 2000, in Book 1349 at Page 187 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska, (herein referred to as the "Declaration"), Declarant subjected the following described lots to restrictions, covenants, conditions and easements:

Lots 1 through 161, inclusive, Lots 165 through 295,  
inclusive, in Briar Hills, a Subdivision as surveyed, platted  
and recorded in Douglas County, Nebraska.

Declarant does hereby substitute, amend and restate the Declaration in the following particulars only:

1. The Declarant does hereby amend, restate and remove the following described lots from the restrictions, covenants, conditions and easements:

Lots One Hundred Sixty Five (165) through One Hundred  
Eighty Nine (189), inclusive, Briar Hills, a Subdivision, as  
surveyed, platted and recorded in Douglas County, Nebraska.

2. The Declaration is in all other matters ratified and affirmed.





BK 1356 PG 287-289



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By

DOUGLAS COUNTY REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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THIRD AMENDMENT TO THE DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
OF BRIAR HILLS, A SUBDIVISION  
IN DOUGLAS COUNTY, NEBRASKA

This Third Amendment is made to the Declaration of Covenants, Conditions, Restrictions and Easements of Briar Hills, a subdivision in Douglas County, Nebraska, filed July 27, 1998, in Book 1257 at Page 1 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska, the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements filed August 23, 2000 in Book 1349, at Page 187 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska, and the Second Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements dated August 31, 2000, filed in Book 1352, at Page 156 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska by Briar Hills Development, L.L.P., a Nebraska limited liability partnership, (hereinafter referred to as the "Declarant").

PRELIMINARY STATEMENT

A. The Declarant is the owner of certain real property located within Douglas County, Nebraska and described as follows:

Lots 1 through 295, inclusive, of Briar Hills, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

Such lots are herein referred to collectively as the "Lots" and individually as each "Lot".

B. Declarant is the owner of additional residential lots adjacent to the Declaration Lots, which are legally described as follows:

Lots 296 through 386, inclusive, in Briar Hills, Second Platting, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska (the "Additional Lots").

C. Declarant desires to amend the Declaration for purposes of including the Additional Lots as "Lots" subject to the Declaration, adding lots subject to the landscape buffer, and subject to each and all of the covenants, restrictions and easements as set forth in the Declaration.

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D. Declarant desires to provide for the preservation of the values and amenities of the Additional Lots, and for the maintenance of the character and residential integrity of the Additional Lots by encumbering and subjecting the Additional Lots to the covenants, conditions, restriction and easements set forth in the Declaration.

NOW, THEREFORE, pursuant to the authority granted to the Declarant in Article V, Paragraph 2 of the Declaration, Declarant hereby amends and supplements the Declaration as follows:

1. Lots 296 through 386, inclusive, Briar Hills, Second Platting, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, shall be subject to the Declaration and to each and all of the covenants, conditions, restrictions, and easements as set forth in the Declaration, and shall hereby be deemed to be "Lots" as such term is defined in the Declaration.

2. Article II, Section I shall be amended to include Lots 307, 308, 317 through 319, inclusive, 324 through 326, inclusive, 329 and 330.

3. Article III, Section II shall be amended to include Lots 295 through 386 in the membership of the Homeowner's Association.

4. The Declaration is in all other matters ratified and affirmed.

5. Invalidation of any covenant by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

The Declarant has executed this Third Amendment to Declaration as of this 4th day of October, 2000.

BRIAR HILLS DEVELOPMENT, L.L.P., a  
Nebraska limited liability partnership

By: BHD, L.L.C., a Nebraska limited liability  
company

By: Maurice M. Udes  
Maurice M. Udes, Manager

By: BHD II, L.L.C., a Nebraska limited liability  
company

By: Maurice M. Udes  
Maurice M. Udes, Manager







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RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS OF BRIAR HILLS, A SUBDIVISION.  
IN DOUGLAS COUNTY, NEBRASKA

This Fourth Amendment is made to the Declaration of Covenants, Conditions, Restrictions and Easements of Briar Hills, a subdivision in Douglas County, Nebraska, filed July 27, 1998, in Book 1257 at Page 1 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska, the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements filed August 23, 2000 in Book 1349, at Page 187 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska, and the Second Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements dated August 31, 2000, filed in Book 1352, at Page 156 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska and the Third Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements dated October 4, 2000, filed in Book 1356 Page 287 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska (the Declaration and amendments thereto hereinafter referred to collectively as the "Declaration") all executed and filed by Briar Hills Development, L.L.P., a Nebraska limited liability partnership, (hereinafter referred to as the "Declarant").

PRELIMINARY STATEMENT

A. The Declarant is the owner of certain real property located within Douglas County, Nebraska and described as follows:

Lots 1 through 386, inclusive, of Briar Hills, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

Such lots are herein referred to collectively as the "Lots" and individually as each "Lot".

B. Declarant desires to amend the Declaration for purpose of modifying paragraph 11 of Article I of the Declaration to allow wood fencing and PVC fencing within the subdivision if approved by Declarant and require black ornamental iron on certain lots backing onto Blondo Street.

C. Article V, Paragraph 2 of the Declaration grants Declarant the authority, in its full and absolute discretion until July 13, 2003.

NOW, THEREFORE, pursuant to the authority granted to the Declarant in Article V, Paragraph 2 of the Declaration, Declarant hereby amends and supplements the Declaration as follows:

1. By deleting therefrom Paragraph 11 of Article I and adding in its place and stead the following:

No fence shall be permitted to extend beyond the front line of a main residential structure. Lots 307, 308, 317 - 319, inclusive, 324 - 326, inclusive, 329 and 330, all in Briar Hills, shall be only

Please Return to: Jana McDonald, 11920 Burt St, Suite 165, Omaha, NE 68157

(402)614.9100.

composed of ornamental iron with the specifications shown in Exhibit "B," attached hereto and incorporated herein by this reference. With respect to all Lots except those required to have only ornamental iron as identified in the preceding sentence, fences shall be only composed of black vinyl chain link with the specifications shown in Exhibit "A," attached hereto and incorporated herein by this reference or ornamental iron with the specifications shown in Exhibit "B," unless written approval by the Declarant is granted allowing wood fencing or PVC fencing. No fence shall be below the height of four (4) feet or exceed the height of six (6) feet. No wall shall exist above ground.

- 2. The Declaration is in all other matters ratified and affirmed.
- 3. Invalidation of any covenant by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

The Declarant has executed this Fourth Amendment to Declaration as of this 3<sup>rd</sup> day of April 2002.

BRIAR HILLS DEVELOPMENT, L.L.P., a  
Nebraska limited liability partnership,  
By: BHD, L.L.C., a Nebraska limited  
liability company

By: Maurice M. Udes  
Maurice M. Udes, Manager

By: BHD II, L.L.C., a Nebraska limited  
liability company

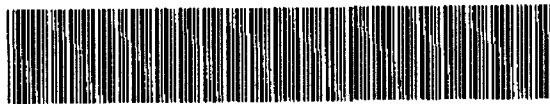
By: Maurice M. Udes  
Maurice M. Udes, Manager

STATE OF NEBRASKA    )  
                                  )    ss.  
COUNTY OF DOUGLAS    )

On this 3<sup>rd</sup> day of April 2002, before me, the undersigned, a Notary Public in and for said County, personally appeared the above-named Maurice M. Udes, Manager of BHD, L.L.C., a Nebraska limited liability company, and Manager of BHD II, L.L.C., a Nebraska limited liability company, Partners of BRIAR HILLS DEVELOPMENT, L.L.P., a Nebraska limited liability partnership, to me known to be the identical person named in the foregoing document and acknowledged the same to be his voluntary act and deed and the voluntary act and deed of each of the limited liability companies.

Jana L. McDonald  
Notary Public





MISC 2007100971

*Misc 185<sup>50</sup> See Below*  
*G 321*



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Register of Deeds, Douglas County, NE  
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**FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BRIAR HILLS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA**

THIS FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS OF BRIAR HILLS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA (the "Fifth Amendment") is made and entered into as of this 13 day of AUGUST, ~~2004~~<sup>2007</sup> ("Effective Date") by the Briar Hills Homeowners Association, Inc., a Nebraska non-profit corporation (the "Association").

**RECITALS**

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements of Briar Hills, a Subdivision in Douglas County, Nebraska was recorded in the office of the Register of Deeds of Douglas County, Nebraska (the "Recorder's Office"), on July 27, 1998, in Miscellaneous Book 1257, Page 1 (the "Original Declaration"); and was amended by the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements of Briar Hills, a Subdivision in Douglas County, Nebraska, recorded in the Recorder's Office on August 23, 2000 in Miscellaneous Book 1349, Page 187; and was amended by the Second Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements of Briar Hills, a Subdivision in Douglas County, Nebraska, recorded in the Recorder's Office on September 20, 2000 in Book 1352, page 156; and was amended by the Third Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements of Briar Hills, a Subdivision in Douglas County, Nebraska, recorded in the Recorder's Office on October 25, 2000 in Miscellaneous Book 1356, Page 287; and was amended by the Fourth Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements of Briar Hills, a Subdivision in Douglas County, Nebraska, recorded in the Recorder's Office on October 24, 2000 in Miscellaneous Book 1469, Page 218 (the First Amendment through the Fifth Amendment, inclusive, are hereinafter collectively, the "Amendments") (the Amendments and the Original Declaration are hereinafter collectively, the "Amended Declaration"); and

WHEREAS, the Amended Declaration encumbers Lots 38 through 161, inclusive, Lots 190 through 295, inclusive, Lots 296 through ~~306~~<sup>313, 322, 323, 324, 325, 326</sup>, inclusive, all in Briar Hills, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska (the "Subdivision"); and <sup>\*Lot 1 and Briar Hills replat two fka 320 and 321 Briar Hills</sup>

*Tranquility Realty LLC*  
*15611 Harrison St.*  
*Omaha, NE 68136*

*OC-04496*

*✓ 14306*

*1041-*

WHEREAS, pursuant to the terms of the Amended Declaration, the Amended Declaration may be amended by an instrument signed by the owners of not less than seventy-five percent (75%) of the lots in the Subdivision; and

WHEREAS, as more fully set forth in the Affidavit of Brian Frevert attached hereto as Exhibit "A" and incorporated herein by this reference, the owners of not less than seventy-five percent (75%) of the lots in the Subdivision have agreed to further amend the Amended Declaration upon the terms and conditions stated herein and have authorized the Association to act on their behalf in preparing, executing and recording this Fifth Amendment.

NOW, THEREFORE, for good and valuable consideration, the Association hereby declares as follows:

1. All capitalized terms not defined herein shall be defined and have the meanings set forth in the Amended Declaration.

2. Article I, Section 1 of the Original Declaration is hereby amended by inserting the following sentence at the end of said Section:

Notwithstanding any provision contained herein to the contrary, Lot 331 may be used for "day care services (general)" and "day care services (limited)" as those terms are defined in Chapter 55 of the Omaha Municipal Code.

3. Article I of the Original Declaration is hereby amended by inserting the following Section:

Section 22. No portion of Lot 164 shall be used as a gas station, convenience store, car wash, automotive repair shop, liquor store or other business selling beer or liquor for off-premises consumption, tobacco store or other business selling tobacco products for off-premises use or consumption or pawn shop. Lot 164 shall not be subject to any other covenant, condition or restriction contained in the Declaration or any amendments thereto other than this Section 22 of Article I.

4. Except as specifically amended herein, the Amended Declaration shall remain in full force and effect as originally executed. This covenants and restrictions of this Fifth Amendment shall run with and bind the land described herein and shall have the same legal effect as the Amended Declaration.

EXHIBIT A

AFFIDAVIT OF BRIAN FREVERT  
PRESIDENT OF THE BRIAR HILLS HOMEOWNERS ASSOCIATION

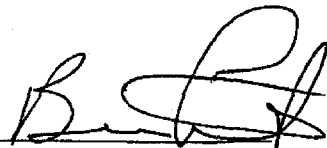
STATE OF NEBRASKA    )  
  )ss.  
COUNTY OF DOUGLAS    )

COMES NOW the Affiant, Brian Frevert, after first being duly sworn, under oath and penalty of perjury states as follows:

1.       Affiant is the duly elected President of the Briar Hills Homeowners Association ("BHHA").
2.       On or about July 15, 2007 Affiant and other members of the BHHA collected the statutory number of signatures from Briar Hills homeowners in an effort to validate the Fifth Amendment of the Declaration of Covenants, Conditions, Restrictions and Easements of Briar Hills, A subdivision in Douglas County, Nebraska.
3.       According to Douglas County Assessor's Office there are 386 lots subject to the Declaration of Covenants.
4.       To change the Declaration of Covenants 75 percent of the lot owners must agree to the same. Seventy-five percent of the eligible lots is   290   lots.
5.       Attached hereto and incorporated herein by this reference are the executed Homeowners Certification and Consent Forms of   305   homeowners.

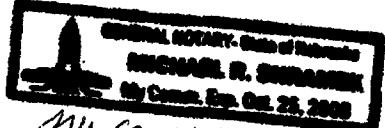
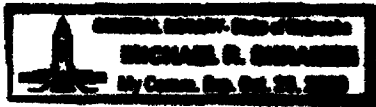
6. The homeowners who have executed Homeowner Certification and Consent Agreements is in excess of seventy-five percent of the eligible lots.

7. Further, the Affiant sayeth naught.

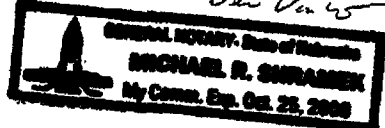
  
Brian Frevert, Affiant

SUBSCRIBED AND SWORN to before me on this 13 day of August, 2007.

  
Notary Public



*My Commission Expires Oct. 25, 2008*  
*Uin Uin*









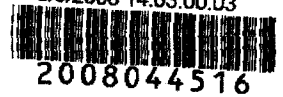
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**DECLARATION OF COVENANTS, CONDITIONS,  
 RESTRICTIONS AND EASEMENTS**

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ("Declaration") is made effective on this 6th day of May, 2008, by 168<sup>th</sup> and Blondo L.L.C., a Nebraska limited liability company ("Declarant").

RECITALS

A. Declarant is the owner of certain real property situated in the Douglas County, Nebraska, legally described as follows:

Lot 331, Briar Hills, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska and Lot 2, Briar Hills Replat 3, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska (collectively referred to as the "Property").

B. Declarant intends by this Declaration to impose upon the Property covenants, conditions, and restrictions and to create easements to establish a general plan for the improvement, development, maintenance, use and operation of the Property consistent with a first class commercial office and retail center, more commonly known as "Briar Square".

C. By virtue of the recording of this Declaration, the Property shall be owned, held, transferred, sold, leased, conveyed, developed, used, occupied, operated, improved and mortgaged or otherwise encumbered subject to the provisions of this Declaration and every grantee of any interest in the Property or any portion thereof, by acceptance of a deed or other conveyance of such interest, and every Owner (as defined below) of the Property or any portion thereof, whether or not such deed or other conveyance of such interest shall be signed by such person and whether or not such person shall otherwise consent in writing, shall own and take subject to the provisions of this Declaration and shall be deemed to have consented to the terms hereof.

ws4D0

Return to:  
 Jacqueline A. Pueppke  
 Baird Holm LLP  
 1500 Woodmen Tower  
 Omaha, NE 68102

N 230323



D. Declarant has formed a Nebraska nonprofit corporation known as the Briar Square Property Owners Association for the purposes of, among other things, holding title to or otherwise controlling the Common Areas, preserving the values and amenities of the Property, administering and maintaining the Common Areas, and enforcing this Declaration, collecting, disbursing and enforcing the Assessments created herein; all subject to the powers, rights and duties reserved by Declarant as set forth in this Declaration.

E. Declarant does hereby specify, agree, designate and direct that this Declaration and all of its provisions shall be and are covenants to run with the Property and shall be binding on the present Owners of the Property or any portion thereof and all its successors and assigns and all subsequent Owners of the Property and any Improvements (as defined below), together with their grantees successors, heirs, executors, administrators, devisees and assigns.

NOW, THEREFORE, Declarant hereby imposes the following covenants, conditions and restrictions on the Property, which shall run with the equitable and legal title to the land and shall be for the benefit or burden, as the case may be, of the Owners, Lessees and Permittees of the Property or any portion thereof within Briar Square, their respective heirs, legal representatives, successors and assigns, and any mortgagees.

ARTICLE I  
DEFINITIONS

1.1 Architectural Committee or Committee. "Architectural Committee" or "Committee" shall mean the Architectural and Development Control Committee created pursuant to Article X below.

1.2 Articles. "Articles" shall mean the Articles of Incorporation of the Association, as they may from time to time be amended or restated, which shall be filed with the Nebraska Secretary of State.

1.3 Assessments. "Assessments" shall mean all regular assessments described in Section 8.5, special assessments described in Section 8.6, reimbursement assessments described in Section 8.7, and capital improvement assessments described in Section 8.8 below.

1.4 Association. "Association" shall mean and refer to Briar Square Property Owners Association, a Nebraska nonprofit corporation (and its successors and assigns) organized by Declarant to exercise the rights, powers and duties set forth in this Declaration.

1.5 Board or Board of Directors. "Board" or "Board of Directors" may be used interchangeably herein and shall mean and refer to the Board of Directors of the Association.

1.6 Briar Square. "Briar Square" shall mean and refer to all of the Property located within the development known as Briar Square.

1.7 Bylaws. "Bylaws" shall mean the Bylaws of the Association, as they may from time to time be amended or restated.

1.8 City. "City" shall mean the City of Omaha, Nebraska.

1.9 Common Area or Common Areas. The terms "Common Area" or "Common Areas" shall mean and refer to all areas within the development designated for reciprocal parking and vehicular access and any portions of Briar Square owned by the Association in fee or against which an easement has been imposed under this Declaration or another instrument in favor of the Association, and any other areas with respect to which the Association has assumed in writing, at its election, administrative or maintenance responsibilities, or as otherwise provided in the Subdivision Agreement (defined below) or the Development Agreement (defined below). The initial Common Area is depicted on the Site Plan (as defined in Section 1.27).

1.10 Declaration. "Declaration" shall mean this "Declaration of Covenants, Conditions, Restrictions and Easements", as it may be amended or supplemented from time to time.

1.11 Development Agreement. "Development Agreement" shall mean that certain Briar Square Development Agreement, which has or will be entered into by and between the Declarant and the City and which may be amended from time to time.

1.12 Development Guidelines or Guidelines. "Development Guidelines" or "Guidelines" shall mean the design and development guidelines and standards and the review and approval procedures that may be prepared and issued from time to time by the Architectural Committee pursuant to Article X for the purpose of assisting the Owners and Lessees in preparing building, landscaping, site and development plans for all of the Property and Improvements within Briar Square.

1.13 Exempt Property. "Exempt Property" shall mean (i) all Common Area owned in fee by the Association and (ii) all land and Improvements owned by or dedicated to and accepted by the City or other governmental subdivision of the State of Nebraska for so long as the City or other public or governmental authority is the owner of beneficiary thereof, as shown on the Plat. In no event shall any Lot, or any portion thereof, be considered as Exempt Property. Exempt Property shall be exempt from Assessments and from all rights and obligations of membership in the Association, but shall not be exempt from all other covenants, restrictions and easements contained herein, including but not limited to all use and development restrictions.

1.14 Improvements. "Improvements" shall mean all land preparation and excavation, buildings, outbuildings, structures, underground installations, slope and grade alterations, lighting, roads, walkways, curbs, gutters, storm drains, drainageways, utilities, driveways, parking areas, fences, screening walls and barriers, retaining walls, stairs, decks, patio areas, windbreaks, plantings, planted trees and shrubs, sidewalks, bicycle racks, planters, poles, flags, signs, storage or display areas, loading areas, docks, water retention areas, fountains, water

features, ponds, recreational facilities and all other structures, land development or landscaping improvements of every type and kind, except any and all public improvements installed or to be installed and maintained by the City or any sanitary and improvement district formed or to be formed. Improvements shall also include those special community value design features applicable to the Lots and the Common Area as set forth in the Development Agreement.

1.15 Lessee. "Lessee" shall mean the owner of a leasehold interest (including any subtenancy) or license or other occupancy right in any Lot or a portion thereof.

1.16 Lot or Lots. "Lot" or "Lots" shall mean Lot 331 of Briar Hills and Lot 2 of Briar Hills Replat 3, each a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and any subsequent administrative subdivision, replat, revision or amendment thereof.

1.17 Member. "Member" shall mean and refer to every person or entity who is a Member of the Association pursuant to Article VII.

1.18 Mortgage. "Mortgage" means any mortgage, deed of trust or other security instrument recorded or filed in the office of the Douglas County Register of Deeds encumbering a Lot or any portion thereof as security for the performance of an obligation given in good faith and for valuable consideration which is not a fraudulent conveyance under Nebraska law, but does not mean any instrument creating or evidencing solely a security interest arising under the Uniform Commercial Code or an encumbrance affecting any leasehold interest in a Lot or Lots (such as leasehold mortgage).

1.19 Mortgagee. "Mortgagee" shall mean a mortgagee under a mortgage or a beneficiary under a deed of trust.

1.20 Net Acre. For the purposes of establishing the number of votes for each Lot and the assessments for each Lot, the term "Net Acre" shall mean and refer to an acre of land which does not include any area dedicated as a right-of-way for public use.

1.21 Owner. "Owner" shall mean the fee simple interest owner of any Lot or Lots, including, without limitation, one who is buying a Lot or Lots under a recorded contract, but excluding Mortgagees and others who hold such title merely as security. Owner shall not include a Lessee of a Lot or Lots.

1.22 Period of Declarant Control. The "Period of Declarant Control" shall commence with the recording of this Declaration and shall continue for as long as Declarant owns at least ten (10%) percent of the membership interests as computed under Section 7.1 below, unless and until Declarant elects, in its discretion, to transfer, relinquish and/or surrender all of its rights and obligations in this Declaration in the manner set forth in Article XIV.

1.23 Permittees. "Permittees" shall mean the officers, directors, members, partners, employees, tenants, agents, contractors, customers, invitees, licensees, vendors, subtenants or

cessionaires of the Declarant, its successors and assigns, the Association, Owners, Lessees, occupants and Mortgagees of the Lots, or any portion thereof, and fire, rescue, and other emergency vehicles.

1.24 Person. "Person" shall mean and refer to a natural person, corporation, partnership, limited liability company, a trust or any other legal entity.

1.25 Plat. "Plat" shall mean, individually and collectively, the final subdivision plat for Briar Hills and the final subdivision plat for Briar Hills Replat 3 in the official records of Douglas County, Nebraska, and any amendments, administrative subdivisions, minor plats or other modifications thereof.

1.26 Prime Rate. "Prime Rate" shall mean the Citigroup prime rate of interest as published in the Wall Street Journal, as the same may be changed from time to time. If for any reason any such institution shall at any time discontinue quoting or charging a prime rate in the manner set forth above, the Association shall, in the exercise of reasonable judgment, substitute another means of determining the annual lending rate of interest charged by major commercial banks in the Omaha metropolitan area on 90-day unsecured commercial loans to their most creditworthy borrowers, and the rate so determined shall thereafter be the Prime Rate as defined herein.

1.27 Site Plan. "Site Plan" shall mean and refer to the plan of development as depicted on Exhibit A that is attached hereto and incorporated herein by this reference. The Site Plan is a general schematic and may be modified and amended from time to time by the Declarant, during the Period of Declarant Control and thereafter by the Association to develop the Lots.

1.28 Subdivision Agreement. "Subdivision Agreement" shall mean that certain Subdivision Agreement dated \_\_\_\_\_, entered into by and between Declarant, Sanitary and Improvement District No. 420 of Douglas County, Nebraska, and the City, which may be amended from time to time.

ARTICLE II  
GENERAL PROVISIONS

2.1 Establishment of Restrictions. Declarant hereby declares that the Property and any other property annexed hereunder from time to time is and shall be held, transferred, sold, leased, conveyed and occupied subject to the restrictions herein set forth, each and all of which is and are for, and shall inure to, the benefit of and pass with each and every portion of the Property and shall apply to and bind the heirs, assignees and successors in interest of any Owner thereof.

2.2 Purpose of Restrictions. The purpose of these covenants and restrictions is to promote proper development and use of the Property, to protect the Owner of each Lot against any improper development and use of any Lot, to prevent the erection on the Property of structures built of improper design or materials, to encourage the erection of attractive

improvements at appropriate locations, to prevent haphazard and inharmonious improvements, to enhance and protect the value, desirability and attractiveness of all the Property, and in general to provide for high quality improvements on the Property in accordance with a uniform plan of development.

ARTICLE III  
RESERVATION OF EASEMENTS

3.1 Easements for Common Areas. Declarant hereby reserves to itself, its successors and assigns, and to the Association, and their respective employees, contractors and other authorized designees, an easement over, upon, under and across all Common Areas, together with a nonexclusive easement for ingress and egress over and upon the Lots and all other areas within Briar Square, for the following purposes: installation, repair, reconstruction, restoration, replacement, landscaping and maintenance of the Common Areas (including without limitation entryway signs, walls, utilities, landscaping and other features, and all landscaping corridors), and for other maintenance, rights and duties permitted to or required of the Declarant or the Association in this Declaration.

3.2 Reservation of Utility Easements. Declarant hereby reserves for its own use and benefit, and for the use and benefit of each Owner, perpetual easements for the location, installation and maintenance of utilities of convenience or necessity as may be requested or required by Declarant, or by an Owner with the prior written approval of Declarant during the Period of Declarant Control, or the Board thereafter. However, any such easement cannot be imposed against any land on which a building has been constructed or has been approved for construction pursuant to Article XI by the Committee. Upon approval of an easement area, the benefitted Owner, Declarant during the Period of Declarant Control or Board, whichever is applicable, shall have the right at all reasonable times to enter upon the land covered by said easements and to install, maintain, repair, replace and service utilities thereon for the use and benefit of the benefitted Lot or Lots; provided, however, that any such Owner shall comply with any requirements imposed by Declarant or the Board as the case may be, as a condition to its approval, and shall promptly restore said land and any Improvements, at said Owner's expense, in a good and workmanlike manner and free of liens to substantially the same condition as existed prior to such entry. The Owner of any Lot shall have the right to assign the benefit and use of any such easement to any electric company, gas company, telephone company, flood control district, or other utility company for the purpose of installing, operating and maintaining utilities and enforcing the current easement rights. For the purpose hereof, "utilities" or "utility" shall include electricity, gas mains and lines, water distribution lines, storm water sewers, sanitary sewers, cable television lines and cables, telephone cables and lines, and other similar or related facilities commonly regarded as utilities. No conveyance by Declarant of any Lot, or any interest therein, shall be deemed to be or construed as a conveyance or release of the easements herein reserved. Notwithstanding the foregoing, Declarant reserves the right unto itself, by express language to such effect from time to time in any deed or other recorded instrument, to release any Lot or portions thereof from any of the above reserved easements. Declarant agrees that (i) no utility easement shall unreasonably interfere with the operation or use of any Lot; (ii)

no permanent building, structures, trees or other improvements (excluding improvements typically found in common areas of shopping centers, such as surface parking and drive-lanes) shall be placed over or encroach upon such installations; (iii) the relocation of such installations shall be allowed where the work will be at the requesting Owner's sole cost and expense, and utility services are not interrupted, and no relocation affecting any Lot or utility services thereto shall be performed without the consent of the Owner of such affected Lot; (iv) once commenced, any construction shall be diligently prosecuted to completion to minimize any interference with the business at a parcel; (v) except in an emergency, the right of entry upon a Lot of another Owner or to prosecute work, if the same interferes with utility or other easements, shall be conducted in a manner to minimize interference with the business at any such Lot; (vi) no monetary obligation shall be imposed upon the other Owner, and the Owner undertaking such work shall, with due diligence, repair at its sole cost any damage caused by such work and restore the affected portion of the Lot; (vii) the Owner undertaking such work shall pay all costs associated therewith and shall indemnify the other Owners from all damages attributable to such work; and (viii) such work shall not be commenced (except normal minor repairs in the ordinary course which do not interfere with the business at such Lot) which is not of an emergency nature during the months of November or December.

3.3 Vehicular, Parking and Pedestrian Easements. Declarant hereby reserves to itself, its successors and assigns, and to the Association, Owners, Lessees, and Mortgagees of the Lots, or any portion thereof, for their benefit and for the benefit of their Permittees, a nonexclusive permanent easement for the purpose of vehicular and pedestrian traffic, including parking, between each Lot; provided, however, such parking and access shall be limited to those drive lanes, pedestrian walkways and parking areas designated and improved by an Owner or the Declarant from time to time for general use by the Permittees in conformity with this Declaration and the Site Plan attached hereto as Exhibit A.

#### ARTICLE IV USE RESTRICTIONS

4.1 Permitted Uses. Except as otherwise provided herein or in the Development Guidelines, and subject to all other provisions of this Declaration and to all other restrictions and limitations in any subsidiary declaration or other recorded restrictions, or in any ground lease or similar instrument executed by Declarant and any Owner, all uses allowed by the City's "Mixed Use (MU)" zoning shall be allowed on all Lots in Briar Square; provided, however, each such use is first expressly approved by the Declarant during the Period of Declarant Control, and thereafter by the Committee, in writing (all references are to the zoning ordinances, regulations of the City and any development agreements as may be amended from time to time). An Owner or occupant shall have the right to request a "compliance letter" from the Declarant during the Period of Declarant Control and thereafter by the Board. Any such compliance letter shall be limited to compliance under the terms of this Declaration and in a form acceptable to the Declarant or Board, whichever is applicable, and shall be in recordable form.



4.2 Prohibited Uses - All Lots. Operations and uses which will not be permitted on any Lot include, without limitation, the following:

4.2.1 Agriculture; Animals. Agricultural uses, including animal husbandry, commercial breeding businesses or feed lots. No animal, livestock, poultry or fowl of any kind shall be maintained on or in any Lot, except for: (a) reasonable numbers of generally recognized domestic pets maintained within a fully-enclosed building in connection with the retail sale to the public of such pets in a pet store (but not in connection with the operation of a commercial breeding business), provided that the same do not make an unreasonable amount of noise or create a nuisance; (b) animals undergoing treatment in a veterinary office or hospital, or being temporarily boarded in such an office or hospital in connection with such treatment, provided that (i) such use is approved by the Committee as provided in Section 4.4 below, (ii) such animals do not make an unreasonable amount of noise or create a nuisance, and (iii) such boarding facilities shall be fully enclosed in a manner approved in advance by the Committee.

4.2.2 Residential/Lodging. Any residential use; mobile home parks and trailer courts; recreational vehicle parks; camping or labor camps. In no event shall this provision be deemed to cover hotel/motel uses.

4.2.3 Storage Yards; Parking Lots. Storage yards for bulk materials; public or private parking lots, except lots in conjunction with approved projects; truck, bus, or heavy equipment garages; dispatching and weighing stations; bulk storage and distribution of petroleum or other hydrocarbon products or other chemicals; or tent shelters or (except temporary use thereof for promotional events as may be approved in advance in writing by Declarant or the Committee, either of whom may prescribe requirements and conditions to be met to engage in such temporary use).

4.2.4 Food or Plant Products Processing. Manufacturing or processing of fish products, sauerkraut, vinegar, sugar beets, coffee roasting, chocolate or cocoa products; grain mills, grain storage bins and elevators; feed grain manufacturing and/or processing; seed treatment, processing or extraction of oil; processing of paper or wood pulp.

4.2.5 Animal Products Processing. Fat rendering; stockyards or slaughtering of animals; meat smoking or packing.

4.2.6 Wrecking and Salvaging Operations. Auto wrecking and salvage; junk yards; house movers and related machinery and equipment; storage or wrecking yards; metals crushing or separating for salvage; waste paper or glass recycling or other recycling operations.

4.2.7 Mining/Exploration: Excavation. All surface mining operations, including aggregate or minerals; subsurface mining of any kind; drilling for and/or the removal of gas, oil or hydrocarbons or geothermal steam; any commercial excavation of materials for building and construction.

4.2.8 Heavy Manufacturing; Smelting; Refining. Manufacture of bricks, blocks or large concrete precast items such as pipe and construction shapes, cast stone items; processing of cement, clay, cinders, aggregate or pumice; concrete and asphaltic concrete mixing plants; saw mills or planing mills; plating works; battery manufacturing; refining of petroleum or other hydrocarbon products; manufacturing or distillation of chemicals, including paint, insecticides and herbicides; smelting of metals; rolling or stamping of metal; foundry casting; steel fabrication (plate, structural, reinforcing bar, tanks); sand blasting yards.

4.2.9 Sewage/Garbage. Sewage disposal or treatment plants; equipment yards for septic tanks or cesspool servicing; or the processing of garbage, dead animals, refuse or silage.

4.2.10 Public Facilities. Stadiums; cemeteries; carnivals, circuses, rodeos and the like, except on a special "one-time" temporary basis with written approval of the Committee; animal shelters and hospitals, except with written approval of the Committee; jail or detention facilities.

4.2.11 Used Vehicle Sales and Leasing. Used automobile, used passenger truck and/or used recreational vehicle sales, leasing and services (except in conjunction with a new vehicle franchise or dealership).

4.2.12 Convenience Services. Gasoline sales, convenience stores, car washes, oil and lube centers, Walgreens, CVS Pharmacy or any other similar store selling convenience items.

4.3 Nuisances: Objectionable Activities. No Owner, Lessee or other Person shall create a nuisance in Briar Square or use any Lot for any activity or purpose which is considered by the Board or the Committee, in its sole and absolute discretion, to be objectionable due to sound, odor, visual effect or physical impact and which in the opinion of the Board or the Committee will disturb or tend to disturb other Owners or Lessees in Briar Square, or which is deemed by the Board or the Committee to constitute a nuisance. Included among the uses, activities or operations prohibited hereunder because of their detrimental effect upon the general appearance, enjoyment and use of the Property, or other commercial property in the vicinity of Briar Square, and their conflict with the reasonable standards of appearance and maintenance required by this Declaration, including without limitation the uses, activities or operations which produce or are accompanied by the following characteristics:

4.3.1 Any public or private nuisance.

4.3.2 Any excessive vibration, noise, sound or disturbance that is objectionable due to intermittence, beat, frequency, shrillness, loudness or pulsating effect.

4.3.3 Any lighting which is flashing or intermittent or is not focused downward or away from adjacent Lots, unless otherwise approved by the Committee pursuant to Section 11.1.

4.3.4 Any rubbish, trash or debris of any kind placed or permitted to accumulate upon or adjacent to any Lot.

4.3.5 Any electro-mechanical or electromagnetic disturbance or radiation.

4.3.6 Any air pollution or water pollution, including without limitation any dust, dirt or flyash in excessive quantities.

4.3.7 Any excessive emission of odor, or noxious, caustic or corrosive gas or matter, whether toxic or non-toxic.

4.3.8 Any explosion or other damaging or dangerous firing, detonation or activity, including the firing or detonation of ammunition or explosives or the storage, display or sale of explosives or fireworks.

4.3.9 Open burning of paper, trash, debris, garbage or construction materials of any kind.

4.4 Special Permitted Uses. Operations and uses which are neither specifically prohibited nor specifically authorized by this Declaration may be permitted in a specific case if approved in writing by the Declarant, and, upon relinquishment of the Declarant's rights, by the Board and the Architectural Committee and permitted by the ordinances, codes, regulations and requirements of the City. Any approval or disapproval shall be in the sole and absolute discretion of the Declarant, and, upon relinquishment of the Declarant's rights, by the Board and the Architectural Committee.

4.5 Additional Restrictions. Prior to the close of a sale of a Lot or Lots by Declarant, Declarant may record additional restrictions on said Lot or Lots. If such restrictions refer to this Declaration and provide, for incorporation by that reference, said restrictions shall be deemed to be part of this Declaration and shall be enforceable as provided herein. Any such restrictions may not be inconsistent with the provisions of this Declaration, except that such restrictions may be more restrictive than the provisions set forth herein.

4.6 Compliance With Laws. No use or operation will be made, conducted or permitted on or with respect to all or any part of the Property which is in violation of any applicable governmental law, regulation, rule, ordinance or code, including without limitation all zoning and other ordinances, regulations and codes of the City.

#### ARTICLE V DEVELOPMENT STANDARDS

5.1 Parking. No on-street parking of any nature whatsoever will be permitted on any publicly dedicated street maintained by a city, county or other government entity bordering or within Briar Square regardless of whether parking plans have been approved by the City or Douglas County. Paved on-site parking and on-street parking on the private streets and drives located within Briar Square as required herein or in the Development Guidelines and by any applicable rules or regulations of any governmental authority shall be provided by each Owner on its Lot to accommodate all parking needs for employees, visitors, Lessees, invitees and company vehicles for the use and occupancy of the Lot. Notwithstanding prior approvals of parking layouts by the Committee, the Declarant, the City, or any other governmental jurisdiction or authority, if parking requirements increase on any Lot as a result of any change in use or number of employees or invitees, additional on-site parking shall be provided on said Lot to satisfy the intent of this Section.

5.2 Refuse Collection Areas. All refuse collection areas in Briar Square shall be located in areas approved by the Committee. No refuse collection area shall be permitted between any street and the respective building setback line. All exterior refuse collection areas in Briar Square shall be screened by building walls or screen walls as required by the Committee, and all dumpster enclosures shall also meet the requirements of the City. All dumpsters and containers shall remain within said screening walls. The location of all such enclosures shall allow for adequate ingress and egress by collection trucks within the boundaries of the Lot.

5.3 Exterior Storage Areas and Service Yards. No storage shall be permitted between any public street and the respective building setback line of any building in Briar Square. Storage areas shall be located in the least visible area of each Lot. All outdoor storage areas and service yards in Briar Square shall be visually screened from streets and adjoining property by a continuous screen wall as required by the Committee. No work in progress, stored merchandise, inventory or racks shall extend above the height of such screen wall.

5.4 Equipment. All roof-mounted equipment and ventilators projecting above the roof parapet of any building in Briar Square shall be screened by an enclosure designed and painted to be compatible with the building. No wall-mounted equipment shall be permitted on the front or sides of any such building. Any ground-mounted building, electrical or mechanical equipment will be allowed to be located only in side or rear yards, and the same must be screened from view by walls or dense landscaping. No above-ground storage tanks shall be allowed on any of the Lots without the prior written consent of the Committee.

5.5 Signs. All signs shall comply with the zoning code of the City and must be approved prior to installation by the Committee. No roof signs shall be permitted, and all approved signage shall consist of predominantly individual letter signage. Temporary signs for marketing, development or construction may be placed on the actual property so advertised on or which development work is underway, subject to the Development Guidelines and prior approval by the Committee. All permanent sign concepts and designs shall be approved by the Committee prior to fabrication and installation. All signs in Briar Square shall be located within sign areas indicated on plans for Improvements approved by the Committee. All signs affixed to a building shall be designed as an integral part of the building to which it relates and shall be compatible with the exterior architecture of such building with regard to location, scale, color and lettering. The Owner of each Lot shall have the right to install a monument sign on its Lot so long as such monument sign (a) is in compliance with and allowed by all applicable City of Omaha zoning codes, rules and regulations, (b) is in compliance with the Development Guidelines and (c) is approved in advance by the Committee.

5.6 Utility Lines and Antennas. Except as may be approved by the Committee, no utility lines or wires or other devices in Briar Square for the communication or transmission of electric current, gas, power or signals (including telephone, television, microwave or radio signals), shall be constructed, placed, or maintained anywhere in or upon any Lot other than within buildings or structures unless the same shall be contained in conduits or cables constructed, placed, or maintained underground or concealed in or under buildings or other structures in a manner approved by the Committee. Antenna dishes or other services for the transmission or reception of telephone, television, microwaves, or radio signals may be placed on any building or other Improvement on any Lot subject to the Development Guidelines and prior written approval of the Committee as to location, size, and screening. Nothing contained herein shall be deemed to forbid the erection or use of temporary power or telephone facilities incidental to the construction or repair of Improvements on any Lot, subject to approval of the Committee.

5.7 Landscaping. The Owner of each Lot shall be responsible, at its sole cost, for installing and maintaining landscaping on its Lot. In addition to the requirements of Section 11.3 below, all landscape areas required and approved for a Lot shall be landscaped prior to the opening of the Owner's business, weather permitting. If an Owner fails to install landscaping as required hereunder, the Board may enter upon the Lot and install such landscaping as permitted by Section 12.1.1. Every Lot upon which Improvements are constructed shall be landscaped in accordance with the Application submitted to and approved by the Committee pursuant to Section 11.1 hereof. An automatic irrigation system complying with the standards set forth in the Development Guidelines or as otherwise approved by the Committee shall be installed and maintained in good repair in all landscaped areas. These provisions are intended to promote compatible and continuous landscape development designed to enhance and unify Briar Square.

5.8 Restriction on Further Subdivision; Property Restrictions and Rezoning.

5.8.1 No Further Subdivision Without Approval. No Lot shall be subdivided or separated into smaller Lots by any Owner by deed, ground lease or otherwise, and no portion less than all of any such Lot, nor any easement or other interest therein, shall be conveyed or transferred by any Owner by deed, ground lease or otherwise, without the prior written approval of Declarant during the Period of Declarant's Control, and thereafter by the Architectural Committee. This provision shall not apply to transfers (including a ground lease) of an undivided ownership interest in the whole of any Lot.

5.8.2 Plats; Site Plans and Subsidiary Declarations to be Approved. No subdivision plat or further covenants, conditions, restrictions or easements shall be recorded by any Owner or other person against any property in Briar Square unless the provisions thereof (including any site plan required by the City) have first been approved in writing by the Declarant during the Period of Declarant's Control, and thereafter by the Architectural Committee. All conditions, covenants, restrictions and easements so approved shall constitute subsidiary declarations. Any other plat or other covenants, conditions, restrictions or easements recorded, or any site plan filed, without such approval being evidenced thereon shall be null and void.

5.8.3 Rezoning; Variances, and Use Permits to be Approved. No application for rezoning of any area in Briar Square, and no applications for variances or use permits, shall be filed with any governmental authority unless the proposed use of the property has been approved by the Declarant during the Period of Declarant's Control and thereafter by the Architectural Committee, and unless the proposed use otherwise complies with this Declaration and the general plan of development of Briar Square.

5.8.4 Declarant Exempt. Any portion of the Property owned by Declarant is exempt from the restrictions on subdividing, platting, rezoning, the recording of subsidiary declarations and other restrictions set forth in this Section 5.8.

5.9 Retention and Drainage. All drainage plans for the Lots shall be reviewed and approved by the Committee and no change in the drainage pattern or Improvements may be made without the prior written approval of the Committee. An Owner shall not at any time fill, block or obstruct any drainage facilities or drainage structures on its Lot and each Owner shall repair and maintain all drainage facilities and drainage structures located on its Lot. No structure of any kind shall be constructed and no vegetation shall be planted or allowed to grow within any drainage areas which may impede the flow of water under, over or through said areas.

5.10 Development Guidelines. Each Owner and Lot shall comply with all additional architectural and development standards adopted and set forth in the Development Guidelines

from time to time. In the event of a conflict between this Declaration and the Development Guidelines, the more restrictive provision shall control.

5.11 Effect of Other Limitations. Any limitations on Improvements in Briar Square contained herein or in the Development Guidelines are supplemental to any controls established by zoning, subdivision, building, health, fire or other jurisdictional codes and regulations, and the more restrictive controls shall apply in each instance.

5.12 Lighting. Each Owner shall, upon the opening of any business to the public, adequately light its Lot during the normal business hours of Briar Square (6:00 a.m. to 1:00 a.m., or as otherwise modified by the Association), and for one (1) hour thereafter.

ARTICLE VI  
THE ASSOCIATION

6.1 Formation of Association. The Association shall be a nonprofit corporation formed under the laws of the State of Nebraska, charged with the duties and empowered with the rights prescribed by law and set forth herein and in the Bylaws and in the Articles.

6.2 Board of Directors and Officers. The affairs of the Association shall be conducted by the Board and such officers as the Board may elect or appoint in accordance with the Articles and the Bylaws. The Board shall adopt Bylaws to govern the affairs of the Board and the Association. Except as otherwise provided herein or in the Articles or Bylaws, all acts of the Association shall be made by a majority of the members of the Board. The Board may also appoint various committees at its discretion and may contract with a Person to serve as a manager, who shall, subject to the direction of the Board, be responsible for the day-to-day operation of the Association. The Board shall determine the compensation to be paid to the manager and any employees of the Association.

6.3 Powers. The Association shall have all the powers of a nonprofit corporation organized under the laws of the State of Nebraska concerning nonprofit corporations, subject only to such limitations on the exercise of such powers as are set forth in the Articles, Bylaws and this Declaration. It shall have the power to do any lawful acts that may be authorized, required, or permitted to be done by the Association under this Declaration (including any rights, duties and responsibilities assigned by Declarant from time to time pursuant to Article XV), the Articles and the Bylaws, and to do and perform any act that may be necessary or proper for or incidental to, the exercise of any of the express powers of the Association, including, without limitation, the following:

6.3.1 commence and maintain actions or restrain and enjoin any actual or threatened breach of this Declaration and enforce by mandatory injunction or otherwise any of the provision of this Declaration;

6.3.2 pay taxes, special assessments and other liabilities which are or would become a lien on the Property;

6.3.3 levy assessments and perfect and enforce liens as hereinafter provided;

6.3.4 maintain and repair the Common Areas and/or enter into contracts to perform the duties set forth herein, including, and without limitation, the maintenance and repair of the Common Areas and enforce said contracts;

6.3.5 adopt, amend and repeal rules and regulations as its deems reasonable; provided, however, any such rules and regulations shall not affect the use of any Lot that has been approved in accordance with the terms and conditions of this Declaration;

6.3.6 enter onto the Lots to enforce the provisions of this Declaration in accordance with the provisions of Article XII;

6.3.7 enter into contracts with Owners or the City or such other governing authority regarding the maintenance of landscaped areas, parking areas or other areas;

6.3.8 elect to landscape and maintain any areas within or adjoining Briar Square;

6.3.9 purchase such insurance as the Board deems necessary or appropriate; and

6.3.10 borrow funds to pay costs of operation, secured by Assessments revenues due for succeeding years or by assignment or pledge of rights against delinquent Owners; provided, however, that a majority of the Memberships entitled to vote, and the vote of Declarant during the Period of Declarant Control, shall be required to borrow in excess of one year's budgeted expenses of the Association.

6.4 Rules and Regulations. The Board may adopt, amend and repeal rules concerning all aspects of the Association's rights, activities and duties. Any such adoption, amendment and/or repealing of any rules, for the same to be effective as to and against any portion of the Property, must be agreed to by a vote made in accordance with Article VII hereinbelow, but not before all Owners and Permittees within the Property receive written notice of the proposed adoption, amendment or repeal. The rules and regulations may govern and restrict the use of any area in Briar Square; provided, however, that the same must be reasonable (both on their face and in the method of their enforcement) and also shall not discriminate among Members except to reflect their different rights as provided herein, shall not be inconsistent with this Declaration,



the Articles or the Bylaws, and such rules and regulations shall not affect the use of any Lot that has been approved in accordance with the terms and conditions of this Declaration. Upon adoption, the rules and regulations shall have the same force and effect as if set forth herein. Such rules and regulations shall be uniformly enforced against all applicable Persons.

6.5 Disclaimer of Liability. No member of the Board, or of any committee of the Board or Association, nor any member of the Architectural Committee nor any officer or employee of the Association or any manager, or the Declarant, or any agent employee or officer of Declarant, shall be personally liable to any Owner, or to any Lessee, contract purchaser, or other person, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence of any such person or entity if such person or entity has, on the basis of such information as may be possessed by such person, acted in good faith without willful or intentional misconduct.

6.6 Articles and Bylaws. Neither the Articles nor the Bylaws shall be amended or interpreted in a manner that is inconsistent with this Declaration.

## ARTICLE VII ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

7.1 Memberships. Each Owner of a Lot shall be a Member of the Association. For purposes of determining the Members, the term "Owner" shall not include any Lessees or Mortgagees. A Member shall have one membership in the Association for each Net Acre owned by such Member (each a "Membership" and collectively, the "Memberships"); provided, however, that any Owner owning a Lot containing less than one (1) acre shall have one (1) Membership. Partial Net Acres shall be rounded to the nearest acre to determine the number of votes. For example, an Owner of 6.3 Net Acres shall have six (6) Memberships, and the Owner of 1.8 Net Acres shall have two (2) Memberships and the Owner of 3.5 Net Acres shall have four (4) Memberships. In the event of (i) a subdivision or resubdivision of any Lot or portion thereof, or (ii) the exclusion of property or the annexation of any additional property hereunder, the revised number of Net Acres and the number of Memberships attributable thereto will be revised accordingly.

7.2 Transfer of Memberships. An Owner shall, upon becoming the record Owner of a Lot, automatically become a Member of the Association and shall remain a Member thereof until such time as its ownership ceases for any reason, at which time its status as a Member in the Association shall automatically cease. Such Membership shall be appurtenant to and pass with the ownership of such Lot. The Membership shall not be transferred, pledged or alienated in any way, except as appurtenant to a transfer of ownership of a Lot. Any attempt to transfer a Membership except as appurtenant to the transfer of ownership of a Lot shall be void and shall not be reflected upon the Association's books and records.

7.3 Voting; Multiple Owners; Appointment of Agent. Each Owner shall have one vote for each Membership owned as provided in Section 7.1 above; provided, however, that a

Member shall not be entitled to vote if its voting rights have been suspended by the Board pursuant to Section 9.7 hereof. All voting pursuant to the terms of this Declaration shall be made in accordance with the provisions of this Section 7.3. Each vote must be cast as a single unit. If an Owner consists of more than one Person, then all persons constituting an Owner of such Lot shall, simultaneously with or immediately after their acquisition of such Lot, deliver to the Association a written instrument appointing one Person as the agent for all Persons constituting the Owner of such Lot, which agent shall thereupon receive notices of Assessment and other notices, demands, cast votes hereunder, and take any and all actions required or permitted to be taken by an Owner under the terms of this Declaration. An Owner may change its designated agent by written notice to the Association as set forth above, which change shall be effective only upon actual receipt of such notice by the Association. No change in the ownership of a Lot shall be effective for voting purposes until the Board receives written notice of such change together with satisfactory evidence thereof. An Owner may assign all, but not less than all, of its voting rights attributable to a particular Lot to a Lessee, which shall be effective only upon actual receipt of such notice by the Association. If more than one Person casts or attempts to cast a vote for a particular Lot, all such votes shall be deemed void.

7.4 Initial Board of Directors. The initial Board of Directors of the Association shall consist of not less than three (3) Directors and shall be appointed by the Declarant upon the incorporation of the Association. During the Period of Declarant Control, the Declarant shall have the sole right, in its absolute discretion, to appoint and remove the Directors of the Board; however, the Declarant may temporarily or permanently relinquish its right to appoint or remove some or all of the Directors at any time as provided in Article XV. If the Declarant relinquishes its appointment rights, the Members (including the Declarant) shall then elect all Directors as provided in the Bylaws.

7.5 Subsequent Board of Directors. After the expiration of the Period of Declarant Control the Members (including the Declarant) shall elect the Directors as provided in the Bylaws, and the Bylaws may provide for staggered terms and lengths of terms for Directors chosen by the Members which are different than those initially set forth in this Declaration and may provide for a greater number of Directors to be chosen by the Members than is set forth herein; provided, however, that in no event shall there be fewer than three (3) Directors. The Board shall undertake all duties and responsibilities of the Association and the management and conduct of the affairs thereof, except as expressly reserved herein to a vote of the Members.

7.6 Administration and Compliance. If the Articles or Bylaws are in any way inconsistent with the Declaration, then this Declaration shall prevail and control. Each Owner and Lessee of a Lot shall comply with, and shall cause their respective invitees to comply with the provisions of this Declaration, the Articles and Bylaws, Development Guidelines and rules of the Association, as amended from time to time, and failure to so comply shall be grounds for (a) action for damages and/or injunctive relief and (b) such remedies, by legal proceedings or otherwise, as are available by reason of this Declaration or by law, each of which remedies shall be cumulative and in addition to any other available remedy.

ARTICLE VIII  
FUNDS AND ASSESSMENTS

8.1 Creation of Lien; Personal Obligation for Assessments. Declarant, for each Lot owned within Briar Square, hereby covenants, and each successive Owner, by acceptance of a deed therefor, whether or not expressed in such deed, is deemed to covenant and agree to pay to the Association the Assessments which the Board is authorized to levy pursuant to the provisions of this Declaration. All Assessments, which shall include all late charges, interest, costs and reasonable attorneys' fees due with respect thereto, shall be a charge on the land and shall be secured by a continuing lien upon the Lot against which each Assessment is levied. Each Assessment, including interest, costs and reasonable attorney's fees, shall also be the personal obligation of the Person who was the Owner of such Lot at the time when the Assessment became due and owing. The personal obligation for delinquent Assessments shall not pass to said Person's successors in title, unless expressly assumed by them. If more than one Person was the Owner of a Lot, the personal obligation to pay such Assessment respecting such Lot shall be both joint and several.

8.2 Purpose of Assessments. The Assessments shall be used to enhance, maintain and protect the desirability, attractiveness and safety of Briar Square; for the improvement and maintenance of the Common Areas; to reimburse the Association for the costs incurred in bringing an Owner into compliance with this Declaration, the Articles, Bylaws, Development Guidelines and/or rules adopted by the Board; to reimburse the Association for amounts which may be paid for the maintenance, repair, modification and/or replacement of the Business Center Identification Signs; and for the common good and benefit of Briar Square, the Association and the Members, as determined by the Board. As used in this Declaration, "Business Center Identification Signs" shall refer to the identification signs and related utilities and improvements located or to be located in Declarant's discretion.

8.3 Budgets and Financial Statements of the Association. The following financial information shall be regularly prepared and distributed by the Board to all Members of the Association:

8.3.1 Within seventy-five (75) days after the end of each fiscal year of the Association, the Board shall prepare, or cause to be prepared, and distribute to all Members of the Association an operating budget for the next fiscal year setting forth the estimated revenues and expenses for said fiscal year and the total cash reserves of the Association currently available for expenditures.

8.3.2 After the close of the Association's fiscal year, the Board shall prepare and distribute to each Member a balance sheet and a statement of actual expenses and income for the preceding fiscal year.

8.4 Accounts. The Association may establish and maintain a reserve account into which the Board shall deposit all funds collected as reserves for contingencies and the repair and

replacement of Common Area Improvements. The Association shall also maintain one or more operating accounts into which the Board shall deposit all other funds paid to the Association as Assessments or otherwise received by the Association as provided in this Declaration. All funds shall be held in trust by the Association for the use and benefit of its Members.

#### 8.5 Regular Assessments.

8.5.1 Purpose. Regular assessments shall be used for all expenses incurred by the Association for (i) the administration, operation, maintenance, repair and replacement of the Common Areas and any Improvements therein, including all taxes (excluding any taxes levied against a Lot or any portion thereof that may be located within the Common Areas) and insurance; (ii) the operation, maintenance, repair and replacement of the Business Center Identification Sign(s); (iii) maintaining the landscaping on all of the Lots as set forth in Section 11.3 herein, and (iv) carrying out the duties, rights and obligations of the Association, including the Board and the Architectural Committee, as provided for in this Declaration.

8.5.2 Date of Commencement of Regular Assessments. The regular Assessments provided for in this Article VIII shall commence as to all Lots on the first day of the month following the conveyance of the first Lot to an Owner; provided, however, that Declarant may, at its option, delay the start of regular Assessments so long as Declarant elects to perform all maintenance and other obligations of the Association at its sole cost and expense. The first regular Assessment shall be adjusted according to the number of months remaining in the fiscal year.

8.5.3 Budget. Within sixty (60) days after the end of each fiscal year of the Association, beginning with the first full fiscal year after regular Assessments commence, the Board shall meet for the purpose of establishing the regular Assessment for the forthcoming fiscal year. At such meeting, the Board shall review an operating statement showing income and expenses for the preceding fiscal year and a preliminary budget, any written comments received from any Member, and any other information available to it and, after making any adjustments that the Board deems appropriate, without a vote of the Members of the Association, shall establish an operating budget and the regular Assessment for the forthcoming year.

8.5.4 Payment of Assessments. Regular Assessments shall be due and payable by the Owners to the Association in four equal quarterly installments on or before the first day of April, July, October and January, or in such other manner as the Board shall designate.

8.5.5 Failure to Fix Regular Assessments. Failure by the Board to fix regular Assessments hereunder before the expiration of any fiscal year shall not be deemed either a waiver or modification in any respect of the provisions of this Declaration, or a release of the Owner from the obligation to pay the Assessments, or any installment thereof, for that or any subsequent year, but the Assessment fixed for the preceding year shall continue until a new Assessment is fixed.

8.6 Special Assessments.

8.6.1 Purpose. Special assessments may be levied by the Board from time to time during any fiscal year if the Board determines that the estimated total amount of funds necessary to defray the expenses of the Association for a given fiscal year is or will become inadequate to meet expenses due to unanticipated delinquencies or costs and fees incurred to enforce this Declaration, costs of construction or unexpected repairs, replacements or reconstruction of Improvements in the Common Areas, unanticipated costs owed by the Association for the Business Center Identification Sign(s) or if funds are otherwise required for any activity or purpose of the Association permitted under this Declaration.

8.6.2 Budgeting. The Board shall determine the approximate amount necessary to defray the expenses set forth in Subsection 8.6.1 above, and, if the amount is approved by a majority vote of the Board, it shall become a special Assessment.

8.6.3 Time and Manner of Payment. The Board may, in its discretion, prorate a special Assessment over the remaining months of the fiscal year or levy the Assessment immediately against each Lot. Special Assessments shall be due and payable within thirty (30) days after a Member receives written notice from the Board specifying the amount of the special Assessment, unless the Board specifies in such notice a later date of payment.

8.7 Reimbursement Assessment. The Board may levy a reimbursement Assessment against any Owner who fails to comply in any respect with this Declaration, the Articles, Bylaws, the rules promulgated by the Board or the Development Guidelines, or as otherwise permitted elsewhere in this Declaration, in an amount equal to any monies expended by the Association in remedying an Owner's failure to comply under this Declaration or in the amount of a fine or penalty imposed pursuant to this Declaration. All such reimbursement Assessments shall be paid to the Association within five (5) days after demand.

8.8 Capital Improvement Assessment.

8.8.1 Purpose. Capital improvement Assessments may be levied by the Association for the purpose of defraying, in whole or in part, the cost of construction of any Improvements deemed reasonably necessary by the Board for the benefit of Briar Square.

8.8.2 Time and Manner of Payment. Capital improvement Assessments shall be due and payable by all Owners in such installments and during such period or periods as the Board shall designate for the payment thereof.

8.9 Rate of Assessment. All Assessments (other than a reimbursement Assessment levied against an Owner pursuant to Section 8.7) shall be fixed at a uniform rate and levied based upon the proportion of the number of Net Acres of each Lot in relationship to the total number of Net Acres of all of the Lots at the time the Assessment is levied or imposed as reflected in the records of the Association.

8.10 Estoppel Certificate. The Board, on not less than twenty (20) days prior written request and for a reasonable fee to be established from time to time by the Board, shall execute, acknowledge and deliver to the party making such request a written statement certifying whether or not, to the knowledge of the Association with no duty to investigate or make further inquiry, a particular Owner is in default as to its Lot under the provisions of this Declaration, and further stating the dates to which installments of Assessments have been paid as to such Lot. Any such certificate may be relied on by a prospective purchaser of the Lot or a prospective Mortgagee, but reliance on such certificate shall not extend to any default (except one involving the payment of Assessments) of which the signer had no actual knowledge.

8.11 Exempt Property. The foregoing notwithstanding, all Exempt Property shall be exempt from paying Assessments and the Assessment liens provided for in Article IX, but an Owner of Exempt Property shall not be a Member and shall have no voting rights.

#### ARTICLE IX COLLECTION OF ASSESSMENTS; ASSESSMENT LIENS

9.1 Right to Enforce. The right to collect and enforce Assessments, including all related interest, late charges, costs and fees, is vested in the Board acting for and on behalf of the Association. The Board, or its authorized representative, can enforce the obligations of the Owners to pay Assessments provided for in this Declaration by commencement and maintenance of a suit at law or in equity, or the Board may enforce the continuing lien against the Owner's Lot by judicial foreclosure proceedings. Any suit to recover a money judgment for unpaid Assessments, together with all other amounts described in this Article IX, may be maintainable with or without foreclosing or waiving the lien rights.

9.2 Notice of Default; Interest; Late Charges; Creation of Lien. Failure to make payment of any Assessment or installment thereof related to any Lot on or before the due date shall constitute a default and all amounts that are delinquent shall bear interest at a rate per

annum equal to five percent (5%) more than the Prime Rate on the date of default (and shall fluctuate thereafter as the Prime Rate changes from time to time) and, if not paid within thirty (30) days, a late charge of five percent (5%) (or such lower interest and late charges as the Board shall determine in its discretion) shall also be due on the outstanding balance, and all costs and expenses incurred by the Board or its authorized representative in the collection of the amounts, including reasonable attorneys' fees and costs, shall be part of the Assessment past due and the full Assessment shall be a lien against such Lot (the "Assessment Lien"). An Assessment Lien shall not be foreclosed until the Board or its authorized representative has delivered written notice to the delinquent Owner or Owners and any first Mortgagee that has filed a request for notice with the Declarant or Board not less than fifteen (15) days before commencement of any proceedings to enforce such Assessment Lien, which shall set forth notice of default and a demand for payment, and unless such delinquency has not been cured in full within said 15-day period, including payment in full of all interest and late charges.

9.3 Notice of Lien; Foreclosure. Upon the giving of notice and failure to cure as provided in Subsection 9.2, the Association may record a notice of Assessment Lien against the Lot of the defaulting Owner. In addition, the Association may proceed to foreclose the recorded Assessment Lien provided for in this Article in any manner provided or permitted for the foreclosure of realty mortgages in the State of Nebraska (including the right to recover any deficiency). The Association shall not be obligated to release any recorded Assessment Lien until all delinquent Assessments, including interest, late charges, attorneys' fees and collection costs, have been paid in full, whether or not all such amounts are set forth in the recorded notice. The Association, acting on behalf of the Owners, shall have the power to bid upon the Lot at foreclosure sale and to acquire, hold, lease, mortgage and convey the Lot.

9.4 No Offsets. All Assessments shall be payable in the amounts covered by the particular Assessment and no offsets against such amount shall be permitted for any reason, including, without limitation, nonuse or abandonment of a Lot or a claim that the Association is not properly exercising its duties of maintenance, operation or enforcement.

9.5 Priority; Subordination of Lien to First Mortgages.

9.5.1 Priority of Lien. The Assessment Lien herein shall be superior to all charges, liens and encumbrances, including without limitation all Mortgages (except as provided in Section 9.5.2 below), federal and state tax liens, judgment liens, and liens for labor or materials, which may be hereafter imposed against any portion of the Property.

9.5.2 Subordinate to First Mortgages. Notwithstanding the foregoing, the Assessment Liens provided for herein shall be subordinate and subject to the lien for governmental taxes and assessments which is deemed superior hereto by applicable law and the lien of any first Mortgage encumbering a Lot which is recorded prior to the recorded Assessment Lien referred to in Section 9.3, but only as to advances or payments made pursuant to said Mortgage prior to the time

the Assessment Lien is placed of record, and provided further that each such first Mortgage must have been made in good faith and for value and duly recorded in the office of the Douglas County Register of Deeds prior to the recording of the Assessment Lien. The sale or transfer of any Lot pursuant to judicial or nonjudicial foreclosure of a first Mortgage shall extinguish the lien of such Assessments only as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from any obligation to pay any Assessments thereafter becoming due nor from the lien securing any subsequent Assessments. Where the holder of a first Mortgage or other purchaser of a Lot obtains title to the same as a result of foreclosure, such title holder, its successors and assigns, shall not be liable for Assessments by the Association chargeable to such Lot which became due prior to the acquisition of title to such Lot by such acquirer, except for the share of Assessments resulting from a reallocation of Assessments which are made against all Lots. The Assessment Lien herein shall not be subordinate to the lien of any Mortgage which is junior to a first Mortgage.

9.6 Transfer of Property. After the sale of any Lot within Briar Square, the selling Owner or Owners shall not be personally liable for any Assessment levied on its Lot after the date of such transfer of ownership and written notice of such transfer is delivered to the Association. However, except as provided in Section 9.5 with respect to a transfer of a Lot pursuant to foreclosure proceedings, the transferred Lot shall remain subject to the lien securing payment of all Assessments, including Assessments levied prior to the date of transfer. The selling Owner(s) shall also remain personally responsible for all Assessments and charges levied on his Lot prior to any such transfer. Upon the transfer of ownership of any Lot or Lot (excluding the initial sale by Declarant), the Board, in its discretion, may charge a reasonable transfer assessment to cover administrative costs associated with said transfer of ownership.

9.7 Other Enforcement Measures. In addition to the other remedies set forth in this Article, the Board shall have the right to suspend the right of any Owner who is in default on any Assessments to vote pursuant to Section 7.3 above or the Articles and the Bylaws during the period of any default.

9.8 Contracts with Owners. If the Association elects to enter into contracts with Owners for the performance of special maintenance or other services to that Owner's Lot, any fees charged to that Owner for such services shall be due within ten (10) days after billing, shall be an Assessment, shall be secured by the Assessment lien, shall be the Owner's personal responsibility, and shall be enforceable as provided herein with respect to the Assessments.

## ARTICLE X ARCHITECTURAL AND DEVELOPMENT CONTROL COMMITTEE

10.1 Committee Composition. An Architectural Committee shall be organized by the Declarant and shall consist of three persons.



10.2 Alternate Members. There shall also be two alternate members to be designated by the Declarant to act as a substitute for any member of the Committee in the event of his or her unavailability or disability.

10.3 Appointment. The members of the Committee shall be selected as follows:

10.3.1 Until the expiration of the Period of Declarant Control, Declarant shall have the right to appoint and remove all members and alternate members of the Committee. The Declarant may temporarily or permanently relinquish its right to appoint all or some of the Committee members and alternates at any time as provided in Article XV.

10.3.2 If and when Declarant relinquished its appointment rights, the Association through its Board shall, without further act or deed of the Declarant, exercise all rights of Declarant provided herein to appoint and remove members and alternate members of the Committee, to enforce and implement the Development Guidelines and to perform Declarant's obligations under this Article; and at such time, all obligations of Declarant under this Article shall automatically terminate, and except as otherwise provided herein, all rights and obligations of Declarant under this Article shall vest in the Board.

10.4 Terms of Office. The term of all Committee members and alternates appointed by Declarant shall be set by Declarant. The term of all Committee members and alternates appointed by the Board shall be one year. Any new member appointed to replace a member who has resigned or been removed shall serve such member's unexpired term. Members whose terms have expired may be reappointed or re-elected. A member of the Committee shall not be required to satisfy any particular qualifications for membership and may be a member of the Board, an officer of the Association, an officer or employee of Declarant or a Person who is not a member or Owner or Lessee or otherwise affiliated with Briar Square.

10.5 Resignations; Vacancies. Any member of the Committee may, at any time, resign from the Committee upon written notice to Declarant, so long as Declarant has the sole right to appoint any member, or upon written notice to the remaining Committee members and to the Board when the right to appoint any members is vested in the Board. Vacancies on the Committee of members appointed by Declarant, however caused, shall be filled by Declarant so long as Declarant has the right to appoint members. Vacancies on the Committee of members appointed by the Association, however, caused, shall be filled by the Board.

10.6 Powers and Duties. The Architectural Committee shall have all of the powers and authority conferred upon it by this Declaration and the Articles and Bylaws, and shall have the right to hire and retain services of engineers or other consultants and professionals as they deem necessary to perform the duties of the Committee. It shall be the duty of the Committee to perform the functions required of it by this Declaration; to consider and act upon all Applications (defined below) and the plans, specifications and other documents submitted to it pursuant to the

terms hereof; to adopt Development Guidelines; and to perform all other duties delegated to and imposed upon it by this Declaration. The Board shall determine the compensation, if any, to be paid to the members of the Committee.

10.7 Meetings. The Committee shall meet as often as it, in its sole discretion, shall deem necessary to properly perform its duties hereunder. The vote or written consent of any two members or designated alternates shall constitute an act by the Committee. The Committee shall keep written records of all actions taken by it.

10.8 Development Guidelines. In addition to the architectural and development standards set forth herein, the Committee may, from time to time, and in its sole discretion, draft, propose, adopt and amend certain standards and regulations to be known as Development Guidelines. Such Development Guidelines, and any amendments thereto, shall supplement, interpret and implement the provisions hereof by setting forth (a) the standards and procedures for Committee review and (b) guidelines for Improvements which shall include, but not be limited to, guidelines for architectural design of Improvements, site plans, floor plans, setbacks and building envelopes, exterior elevations for Improvements, height limitations, landscape plans, irrigation plans, color schemes, signage, exterior lighting, finishes and materials for use in Briar Square. The Development Guidelines initially adopted by the Committee and all amendments shall be effective only after approval by Declarant. If and when the Declarant relinquishes its Declarant rights, any amendment to the Development Guidelines must be approved by a vote of the majority of the outstanding Memberships of the Association.

## ARTICLE XI

### ARCHITECTURAL CONTROL AND REGULATION OF IMPROVEMENTS

#### 11.1 Approval of Plans.

11.1.1 Approval Required. Except for Improvements constructed and installed by Declarant, no Improvement shall be constructed, erected, placed, expanded, added to, maintained or permitted to remain in Briar Square, and no alterations or other work which alters the exterior appearance of any Lot or Improvement, until plans and specifications and a statement of proposed use of the Improvements and other documentation required by the Development Guidelines for said Improvements and alterations, which may include without limitation site plans, floor plans, exterior elevations, grading plans, drainage and water retention plans, materials, colors, landscaping, irrigation plans, signage, exterior lighting and any other information needed to accurately describe the exterior appearance or functional characteristics of said Improvements (the "Application"), have been submitted to and approved in writing by the Committee. Three sets of the Application shall be filed with the Committee. Improvements approved in writing by Declarant prior to the recording of this Declaration shall be deemed to have been approved by the Committee.

11.1.2 Filing Fee. As a means of defraying its expenses, the Committee may institute and require a reasonable filing fee to accompany the Application for each building or other construction project submitted. If resubmission of an Application is necessary, the Committee may require an additional filing fee.

11.1.3 Governmental Regulations. All Applications for Improvements submitted to the Committee hereunder shall comply with any and all laws, rules, regulations or ordinances applicable to Briar Square which have been promulgated by any local, state, federal or other governmental agency or authority.

11.1.4 Basis for Approval. The Committee shall have the right to disapprove the Application submitted to it, whether a preliminary or final submittal, if any part of it is:

11.1.4.1 not in accordance with this Declaration or the Development Guidelines or the Plat;

11.1.4.2 incomplete;

11.1.4.3 not in compliance with relevant approval requirements or regulations of local, state, federal or other governmental agencies;

11.1.4.4 deemed by the Committee to be contrary to the best interests of Briar Square or the Owners; or

11.1.4.5 incompatible with the architectural style, quality or aesthetics of existing Improvements or development plans for proposed Improvements, based in part on the criteria set forth in subsections (i) through (ix) below in this Subsection 11.1.4.

The Committee shall have the right to withhold its approval of an Application submitted to the Committee on criteria which may include, but are not limited to, the following: (i) the adequacy of the building locations and dimensions on the Lot; (ii) the adequacy of the parking to be provided; (iii) conformity and harmony of external design with neighboring structures; (iv) effect of location and use of proposed Improvements on neighboring Lots and the types of operations and uses thereof; (v) relation of topography, grade and finish ground elevation of the Lot being improved to that of neighboring Lots; (vi) proper facing of main elevations with respect to nearby streets; (vii) adequacy of screening of trash facilities, storage areas, parking areas for service vehicles, mechanical and heating and air-conditioning facilities and rooftop installations; (viii) adequacy of landscaping; (ix) conformity of the Application to the purpose and general plan and intent of this Declaration; and (x) conformity to and compliance with that Development Agreement, as may be amended from time to time. Notwithstanding any provision

contained herein to the contrary, the Committee's right to approve a proposed use shall not give it the right to approve the entity that intends to operate such use on a Lot. Any decision of the Committee made after Declarant is no longer entitled to appoint the members of the Committee, may be appealed to the Board. The decision of the Board shall be final. As long as Declarant is appointing the members of the Committee, any decision of the Committee shall be final.

11.1.5 Time for Decision. The Committee shall approve or disapprove each Application, whether a preliminary or final submittal, within thirty (30) days from the receipt thereof. If the Committee fails either to approve or disapprove the Application within said 30-day period, then it shall be irrevocably deemed that the Committee has approved the Application. At least one set of the Application shall, with the approval or disapproval endorsed thereon, be returned to the submitting person and one set shall be retained by the Committee for its permanent files. Notwithstanding Section 11.1.1, no Application or Notice shall be deemed filed with the Committee until it is actually received by at least one Committee member by certified mail (return receipt requested) or by hand delivery.

11.1.6 Time for Commencing. Upon receipt of approval from the Committee pursuant to this Section and upon receipt of approvals from the City, the Owner shall, as soon as practicable, satisfy all conditions thereof and diligently proceed with the commencement and completion of all approved construction, refinishing, alterations, excavations and landscaping. In all cases, work shall be commenced within twelve (12) months of the date of such approval, or the approval given or deemed given pursuant to this Article shall be deemed revoked unless the Committee, upon request made prior to the expiration of said 12-month period, extends the time for commencing work by written notice to the Owner, which may be withheld or conditioned in the Committee's discretion.

11.1.7 Completion of Work. All construction, refinishing, alteration or excavation of any Improvements approved under this Section 11.1 shall be undertaken and pursued diligently to completion, but in any event shall be completed within two (2) years after the date of approval by the Committee. However, the time for completion shall be extended for any period such completion is rendered impossible or would result in great hardship due to strikes, fires, national emergencies, natural calamities or other similar supervening forces beyond the control of the Owner or its Lessees. Failure to comply with this subsection 11.1.7 shall constitute a breach of this Declaration and subject the defaulting party or parties to all enforcement procedures set forth herein or any other remedies provided by law or in equity.

11.1.8 Disclaimer of Liability. Neither Declarant, the Committee nor any member thereof, nor any agents, officers or employees of Declarant or of the Committee, shall be liable in any way for any damage, loss or prejudice suffered

or claimed by an Owner, Lessee or any other Person who submits an Application. Any person or entity who submits an Application shall forever defend, indemnify and hold the Declarant, the Committee, the members thereof, and the employees, officers and agents of each, harmless from all damage, loss or liability (including reasonable attorneys' fees) suffered or claimed by any third party on account of (i) any defects in any plans, drawings, specifications or other documentation submitted in any Application, or revised or approved in accordance with the foregoing provisions, or for any structural or other defects in any work done according to such plans, drawings, specifications or other documentation; (ii) the approval or disapproval of any Application, whether or not defective; (iii) the construction or performance of any work, whether or not pursuant to an approved Application; or (iv) the development of any Lot within Briar Square.

11.1.9 No Representations or Warranties. In no event shall an approval by the Committee of any Application, or any written or oral statements made by the Board or any officer or employee of the Association, Declarant or any employee or officer or agent of Declarant, or the Committee or any member, agent or employee thereof, be deemed to constitute in any way any representations or warranties of any kind, express or implied, with regard to the Application and any plans, drawings, specifications or other documentation constituting a part of the Application, including without limitation representations or warranties regarding compliance with zoning, subdivision and land use laws, or compliance with any other applicable codes, regulations and laws, or with regard to fitness for a particular purpose.

11.1.10 Presumption of Compliance; Estoppel Certificate. The foregoing notwithstanding, after the expiration of one (1) year from the date the Committee receives from an Owner either (i) a copy of the certificate of occupancy issued by the applicable governmental authority for any Improvement or (ii) after an Improvement has been completed by an Owner and said Owner has delivered a valid notice of completion with respect to such Improvement to the Committee, then said Improvement shall, in favor of purchasers and encumbrances in good faith and for value, be deemed to be in compliance with the provisions of this Article XI unless a notice of non-compliance or non-completion with respect thereto has been executed by Declarant or the Committee and recorded in the office of the Register of Deeds of Douglas County, Nebraska or unless legal proceedings shall have been instituted to enforce compliance or completion with respect to said Improvement. The Declarant during the Period of Declarant Control and the Board thereafter shall execute and deliver, within twenty (20) days after the request of such request, an estoppel certificate in form and substance acceptable to the party issuing such certificate, which shall indicate whether the Improvements are in compliance with the provisions of this Article XI.

11.1.11 Approval Cannot be Assigned. Any approvals given pursuant to this Article XI shall be personal to the Owner submitting the Application and cannot be assigned or transferred by such Owner without the prior written consent of the Board, which shall not be unreasonably withheld. Without such consent, any subsequent Owner of a Lot for which a previous Owner has obtained approval of an Application shall submit a new Application pursuant to this Section 11.1 for review and approval as though no prior approvals had been received from the Committee with respect to such Lot.

11.2 Variances. The Architectural Committee is hereby authorized and empowered to grant variances for Improvements or uses within Briar Square prohibited or regulated by this Declaration or the Development Guidelines and further to grant reasonable requests for relief from the provisions of this Declaration, or any portion hereof, in order to overcome practical difficulties and to prevent unnecessary hardship in the application of the provisions contained herein. Notwithstanding the foregoing, the Committee shall not grant such a variance to any Owner unless:

11.2.1 such Owner has obtained all necessary governmental approvals;

11.2.2 the construction of Improvements or the uses which are called for under the request for the variance shall be consistent in design, character, appearance and quality of construction with the other Improvements and uses in Briar Square;

11.2.3 the variances do not materially injure, in the judgment of the Committee, any of the Lots or Improvements in Briar Square;

11.2.4 the variances do not violate any exclusive use rights granted to any other Owner within Briar Square; and

11.2.5 the construction of Improvements and/or the uses called for under the request for variance are otherwise subject to and conform with all applicable laws, ordinances, rules and regulations, including, but not limited to, zoning regulations of any governmental agency or political entity having jurisdiction over Briar Square.

No variance granted pursuant to the authority granted herein shall constitute a waiver of any provision of this Declaration as applied to any other Person or portion of the Property, and the grant of a variance shall not obligate the Committee to grant other variances. In addition to the variance powers provided herein, the Committee shall be empowered to issue from time to time reasonable interpretations of the intent of the provisions of this Declaration or the Guidelines, which interpretations shall not constitute variances from the provisions of this Declaration, but shall be designed to further the implementation of this Declaration in a manner consistent with its provisions.

11.3 Interim Landscaping. Prior to the sale of any Lot by Declarant, or after such sale but prior to development of the Lot by the Owner thereof, Declarant may install (or may require the Owner to install) landscaping on all or any portion of the Lot, including any adjacent public right-of-way, as may be necessary to provide for compatible and continuous landscape development of Briar Square. The Association shall maintain such landscaping until the Owner commences development of the Lot, after which time the Owner shall maintain such landscaping pursuant to Section 11.4 hereof, unless otherwise provided herein. The Association may charge the Owners for the cost of planting and/or maintenance of the landscaping by the Association through the date such Owner commences development of its Lot and actually performs such planting and/or maintenance, which charge shall be payable by such Owner as a reimbursement Assessment in accordance with Section 8.7 hereof.

11.4 Maintenance.

11.4.1 General. Notwithstanding the existence of any insurance covering an Owner, the Association, or both, against loss, damage and destruction, the Association and each Owner shall have the affirmative obligation for maintenance, repair and restoration as set forth in this Article.

11.4.2 Maintenance of Undeveloped Lots. Except as otherwise provided herein, all undeveloped portions of each Lot shall be maintained at all times by the Owner in a well-maintained condition, free of unsightly or unattractive weeds or other growth or the accumulation of rubbish, junk, and debris thereon. Once construction is commenced and Improvements are completed, then the respective provisions of Subsections 11.4.3 and 11.4.4 shall apply with respect to construction activities and completed Improvements, as the case may be.

11.4.3 Maintenance During Construction. All construction activities of any kind on any Lot shall be governed by the provisions of this Subsection and any corresponding provisions in the Development Guidelines. All construction activities shall be carried out in an orderly and timely manner and all partially completed Improvements shall be kept in an orderly condition during construction. Any construction equipment and building materials stored on a Lot may be kept only in areas approved by the Committee, and the Committee may also require screening of such storage areas. All portable toilets shall be located at least fifty (50) feet from the boundary lines of the Lot and shall be emptied as often as necessary to ensure the absence of odors. Dust from all construction sites shall be controlled at all times. If trucks entering and leaving the Lot deposit mud or dust on any streets or walkways, the Owner of the Lot on which or for whose benefit the construction is being performed shall be responsible for maintaining the streets (or causing the same to be maintained) in a clean condition on a daily basis, as determined by the Committee. If the provisions hereof conflict with the

provisions of the Development Guidelines with respect to construction activities, the more restrictive provision shall control.

11.4.4 Maintenance of Completed Improvements. Each Owner shall maintain or cause to be maintained, at its expense, its Lot, including any adjacent public right-of-ways, and all Improvements completed thereon (except those Common Area Improvements to be maintained by the Association pursuant to Section 11.5) in a well-maintained, clean, neat and attractive condition at all times and shall comply with all governmental health, fire, building and safety ordinances, codes, regulations and requirements applicable thereto. Such maintenance requirements shall include, without limitation, the following:

11.4.4.1 maintaining paved surfaces in a level, smooth and evenly-covered condition with the type of surfacing material originally approved by the Committee and then installed, or such substitute as shall in all respects be equal in quality, use and durability to that originally approved and installed;

11.4.4.2 removing all paper, mud and sand, snow and ice, trash, debris, filth and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition;

11.4.4.3 placing, keeping in repair and replacing any necessary or appropriate directional signs, markers and lines;

11.4.4.4 operating, keeping in repair and replacing, where necessary, such artificial lighting facilities (including lighted signs) as shall be required or permitted during the Application approval process;

11.4.4.5 maintaining all signs and all perimeter walls and exterior building walls (including but not limited to all retaining walls) and other exterior surfaces in a good condition and state of repair in compliance with the approved Application;

11.4.4.6 except as otherwise provided herein, maintaining, mowing, weeding, thinning, trimming, watering, fertilizing, cultivating and pruning all landscaped areas, including any adjacent public right-of-ways, to maintain the same in a neat, well-groomed condition, and replacing as necessary shrubs and other landscaping on a regular basis; dead or dying plants shall be removed and replaced within thirty days; all plants and trees are to be irrigated as often as necessary to maintain healthy growing



conditions; Owners shall also adjust tree guys, stakes, etc., on a regular basis to maintain a neat appearance and to prevent damage to trees; and

11.4.4.7 promptly removing all graffiti or other similar markings from all perimeter walls, exterior building walls and other exterior surfaces, paved areas and other portions of any Improvements.

11.4.5 Alteration and Repair of Common Areas. If any act, omission or condition caused by any Owner or its Lessees, or their agents, employees, customers or invitees, results in the destruction or removal of any landscape or other improvements within Common Areas maintained by the Association hereunder, such Owner shall repair and replace, in a good and workmanlike manner, free of liens and to as good a condition as the condition of such Improvements prior to such destruction or removal, all such Improvements in such Common Areas. Any landscape Improvements shall be promptly replaced with landscaping and other materials of like size and kind as approved by the Committee.

11.4.6 Lateral Support. Each Owner shall maintain its Lot with sufficient landscaping and plantings to prevent any erosion upon its Lot that will result in damage to that Lot or to any adjacent Lot.

11.5 The Association's Obligation for Common Areas. Except as set forth in Section 11.5.3 below, the Association shall maintain the Common Areas, including Improvements within the Common Areas and all landscaping within the Common Areas, in good condition and repair, and replace the same as may be necessary from time to time, subject to the following:

11.5.1 The Board shall maintain a reasonably high standard in providing for the repair, management, maintenance and replacement of the Common Areas; however, the Board shall be the sole judge as to the appropriate maintenance thereof.

11.5.2 The cost of maintenance, repair and replacement for which the Association is responsible under this Section shall be apportioned amongst the Owners on the same pro rata basis as set forth in Article VIII above, and shall be assessed as part of the regular Assessments in accordance with the provisions of Section 8.5 hereof with its own, separate supporting documentation of such assessed costs hereunder; provided, however, that the cost of any maintenance, repair or replacement of the Common Areas for which an Owner is responsible pursuant to Section 11.4.5 shall be reimbursed by such Owner as a reimbursement Assessment as provided in Section 11.4.5 and in accordance with Sections 12.1.1 and 8.7 hereof.

11.5.3 Notwithstanding any provision to the contrary in this Section 11.5, each Owner shall be responsible for any landscaping located on its Lot, including any landscaping adjacent to any public right-of-ways or the Common Area.

11.6 Excavation. No excavation shall be permitted except in connection with construction of an Improvement, and upon completion thereof, exposed openings shall be backfilled, and disturbed ground shall be graded and leveled. No Owner shall perform any excavation upon its Lot that will result in damage to any adjacent Lot.

11.7 Damage and Destruction Affecting Lots - Duty to Rebuild. If all or any portion of a Lot or any Improvement on any such Lot is damaged or destroyed by fire or other casualty, it shall be the duty of the Owner of such Lot to do the following:

11.7.1 rebuild, repair or reconstruct the Lot and the Improvements thereon in a manner which will restore them to a condition and appearance approved by the board and the City; or

11.7.2 raze and remove the damaged Improvements, restoring the Lot substantially to its original unimproved condition; or

11.7.3 any combination of the above in a manner satisfactory to the Board.

The Owner of any Lot on which damaged Improvements are located shall be obligated to proceed with all due diligence hereunder, and such Owner shall cause cleanup and removal and/or reconstruction to commence within three (3) months after the damage occurs and to be completed within twelve (12) months after damage occurs, unless prevented by causes beyond its reasonable control, as determined by the Board.

11.8 Insurance Obligation of Owners. Each Owner shall purchase such liability, fire or other casualty insurance as such Owner desires or as may be required by any Mortgagee of a Mortgage encumbering its Lot. The Association shall not be obligated to insure any Lot or any portion thereof or any Improvements thereon.

11.9 Leases. Any agreement for the lease of all or any portion of a Lot must be in writing and must provide by its terms that it is subject to this Declaration, the rules of the Association, the Development Guidelines, the Articles and the Bylaws, and that any violation of the Declaration or other documents listed above shall be a default under the lease. Notwithstanding the foregoing, the Owner of the Lot shall remain liable for any violations of this Declaration, the rules of the Association, the Development Guidelines, the Articles and the Bylaws. All notices hereunder shall be sent to the Owner.

ARTICLE XII  
ENFORCEMENT

12.1 Enforcement by Board; Right to Perform.

12.1.1 Failure to Maintain Improvements and Lots. Upon a failure to maintain and repair in accordance with Sections 11.4 and 11.5 above, or to perform any other obligations thereunder, the Board shall provide the respective Owner with written notice of such default in accordance with Section 17.7. If such default is not cured by the Owner or its Lessee within thirty (30) days from the date such notice is given to the Owner (or if any such default is not reasonably capable of being cured within such 30-day period, then if such Owner has not commenced to cure the default promptly after such notice is given and does not thereafter diligently continue to prosecute such cure to completion), the Board, or its designated agent or contractors, shall have the right, in addition to Section 12.2, to enter upon the Lot for the purpose of maintaining, restoring or repairing said Improvement or Lot. The costs incurred by the Board in restoring, maintaining or repairing said Improvement or Lot, together with a charge for the overhead of the Board and the Association in an amount equal to twenty-five percent (25%) of such costs, shall be paid by such Owner as a reimbursement Assessment in accordance with Section 8.7 hereof.

12.1.2 Failure to Install Landscaping. If any landscaping has not been installed within the period required in Section 5.7, the Board shall notify the Owner in writing that the landscaping is to be installed within thirty (30) days from the date of such notice. If the landscaping has not been installed within such additional 30-day period (or if any such default is not reasonably capable of being cured within such 30-day period, then if such Owner has not commenced to cure the default promptly after such notice is given and does not thereafter diligently continue to prosecute such cure to completion), the Board or its designated agent or contractors shall have the right, in addition to Section 12.2, to enter upon the Lot for the purpose of installing the approved landscaping. If a landscape plan has not been approved by the Committee, the Board may cause a plan to be prepared and submitted to the Committee for approval prior to installation. All costs incurred by the Board in preparing a landscape plan and installing such landscaping, together with a charge for the overhead of the Board and the Association in an amount equal to twenty-five percent (25%) of such costs, shall be paid by the Owner as a reimbursement Assessment in accordance with Section 8.7 hereof.

12.1.3 Off-Site Parking. Adequate off-street parking shall be provided by each Owner in accordance with Section 8.1 above. If the vehicles of any employee, visitor or business invitee of an Owner or any Lessee or any company

vehicles thereof are parked on any street, the Board shall have the right, in addition to Section 14.2, to notify the Owner in writing pursuant to Section 17.7 that on-street parking is occurring. If on-street parking continues to occur five (5) days after the date upon which the Board gives such notice to the Owner, the Board, or its designated agent or contractors, shall have the right (i) to have such vehicles towed at the Owner's expense, and/or (ii) to assess a reasonable fine against said Owner for each day such on-street parking continues to occur five days after notice is given. All such amounts shall be paid by said Owner to the Board or to such other person or entity designated by the Board, and shall be paid as a reimbursement Assessment in accordance with Section 8.7 hereof.

12.1.4 Other Covenants. Declarant and/or the Board or their duly authorized agents shall have the right, upon violation or breach of any other covenant, restriction or easement set forth herein, if such violation or breach continues for a period of thirty (30) days after written notice thereof is given to the Owner (or if any such default is not reasonably capable of being cured within such 30-day period, then if such Owner has not commenced to cure the default promptly after such notice is given and does not thereafter diligently continue to prosecute such cure to completion), to enter upon the Lot where such violation or breach exists, and summarily remove, at the expense of the Owner thereof who shall pay all such expenses within five (5) days after demand, any structure, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions of this Declaration.

12.1.5 Inspection Rights. Declarant and/or members of the Board and Architectural Committee, or authorized representatives thereof, have the right from time to time, during normal business hours of any business to be inspected and upon at least forty-eight (48) hours notice, to enter upon and inspect any Lot and the Improvements thereon for the purpose of determining whether or not the provisions of this Declaration have been, or are being, complied with, and the exercise of such rights shall not be deemed a trespass upon such Lot, but in doing so, shall not interfere with the operation of business at such Lot.

12.1.6 Other Enforcement Measures. In addition to other remedies set forth herein, the Board shall have the right to suspend a defaulting Owner's right to vote its Memberships under Section 7.3 and the Articles and Bylaws during the period of any default.

12.2 Additional Remedies: Rights of Other Owners. In addition to the rights and remedies set forth in Article IX and Section 12.1 above, in the event of any breach, default, non-compliance, violation or failure to perform or satisfy any of the covenants, conditions, restrictions and easements contained in this Declaration by an Owner or its Permittees or other Person and failure to cure within the respective period set forth in Section 12.1 above, then Declarant, the Association or any Owner with the right to enforce this Declaration under Section

17.3 below may enforce any one or more of the following rights or remedies in this Section 12.2, or any other rights or remedies available at law or in equity, whether or not set forth in this Declaration. All rights and remedies set forth in this Declaration or available at law or in equity shall be cumulative and not mutually exclusive.

12.2.1 Damages. Declarant, the Association or any such Owner may bring a suit for damages arising from or with respect to any such default.

12.2.2 Declaratory Relief. Declarant, the Association or any such Owner may bring suit for declaratory relief to determine the enforceability of any of the provisions of this Declaration.

12.2.3 Injunctive Relief; Specific Performance. It is recognized that a default hereunder may cause material injury or damage not compensable by an award of money damages and that Declarant, the Association and/or any Owner shall be entitled to bring an action in equity or otherwise for a specific performance to enforce compliance with this Declaration, or for any injunctive relief to enjoin the continuance of any default or to prevent a default.

12.2.4 Fines. This Subsection may be enforced only by the Association. Upon a default that is defined in this Section 12.2, the Board may assess fines based on a schedule of fines adopted from time to time by the Board for various types of defaults that may arise under this Declaration, or as the Board may assess for defaults not covered by existing schedule of fines, provided that the Board shall assess a fine that is reasonable and appropriate under the circumstances, and provided further that the assessment of a fine shall be in addition to all other rights and remedies available hereunder.

12.2.5 Self-Help. In addition to all other remedies available at law or in equity, upon the failure of a defaulting Owner to cure a breach of this Declaration within the applicable cure period set forth in Section 12.1 above, any Owner shall have the right to perform such obligation contained in this Declaration on behalf of such defaulting Owner and be reimbursed by such defaulting Owner upon demand for the reasonable costs thereof together with interest at the Prime Rate plus two percent (2%) per annum (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the event of (i) an emergency, (ii) blockage or material impairment of the easement rights, and/or (iii) the unauthorized parking of vehicles on a Lot, an Owner may immediately cure the same and be reimbursed by the other Owner upon demand for the reasonable cost thereof together with interest at the Prime Rate plus two percent (2%) per annum, as above described.

12.3 Rights of Mortgagees. No default under or violation of any provision of this Declaration shall defeat or render invalid the lien of any Mortgage or similar instruments

securing a loan made in good faith and for value with respect to the development or permanent financing, or any refinancing, of any Lot or portion thereof, or any Improvement thereon. However, all of the provisions of this Declaration shall be binding upon and effective against any subsequent Owner of any Lot or any portion thereof whose title is acquired by foreclosure, trustee sale, deed in lieu of foreclosure or otherwise pursuant to the lien rights under any such Mortgage or similar instrument.

12.4 Attorneys' Fees. In any legal or equitable proceeding to determine the rights of the parties and/or to enforce or restrain the violation of this Declaration, the losing party or parties, as determined by the court for this purpose, shall pay the reasonable attorneys' fees, legal costs and expenses of the prevailing party or parties, as fixed by the court in such proceedings.

12.5 Failure to Enforce Not a Waiver of Rights. No delay or failure on the part of an aggrieved party to invoke any available remedy in respect to a violation of any provision of this Declaration shall be held to be a waiver by that party of (or an estoppel of that party to assert) any right available to him upon the recurrence or continuance of said violation or the occurrence of a different violation, nor shall there be construed to be a duty upon Declarant or the Board a duty to take any action to enforce the provisions of this Declaration.

12.6 No Liability Regarding Enforcement. Neither Declarant, the Board or any member thereof, the Committee or any member thereof, nor their successors or assigns (if such Persons have acted in good faith, without willful or intentional misconduct) shall be liable to any Owner or Lessee of any Property subject to this Declaration by reason of any mistake in judgment, negligence, nonfeasance, action or inaction in regard to the enforcement or failure to enforce the provisions of this Declaration, or any part hereof. Each Owner and Lessee acquiring an interest in Briar Square agrees that it will not bring any action or suit against Declarant, the Board or any member thereof, or the Committee or any member thereof, from time to time, or their successors and assigns, to recover any such damages or to seek equitable relief.

12.7 Reasonable Exercise of Rights. The easements and rights provided herein above granted shall be used and enjoyed by Declarant during the Period of Declarant Control, the Board thereafter and/or the Association, as applicable, each Owner and its Permittees in such a manner so as not to unreasonably interfere with, obstruct or delay the conduct and operations of the business of any other Owner or its Permittees at any time conducted on its Lot, including, without limitation, public access to and from said business and the receipt or delivery of merchandise in connection therewith. Such reasonableness requirement is paramount to the Declaration and shall supercede and control with respect to any conflict with any other provision of this Declaration, including, but not limited to, the provisions contained within Section 6.3 and Articles VIII, IX, X, XI, XII and XIV hereof.

12.8 Lien Rights. Any claim for reimbursement, including interest as aforesaid, and all costs and expenses including reasonable attorneys' fees awarded to any Owner in enforcing any payment in any suit or proceeding under this Declaration shall be assessed against the defaulting Owner in favor of the prevailing party and shall constitute a lien against the Lot of the defaulting

Owner until paid, effective upon the recording of a notice of lien with respect thereto in the Office of the Register of Deeds of Douglas County, Nebraska; provided, however, that any such lien shall be subject and subordinate to (i) liens for taxes and other public charges which by applicable law are expressly made superior, (ii) all liens recorded in the Office of the Register of Deeds of Douglas County, Nebraska prior to the date of recordation of said notice of lien, and (iii) all leases entered into, whether or not recorded, prior to the date of recordation of said notice of lien. All liens recorded subsequent to the recordation of the notice of lien described herein shall be junior and subordinate to the lien described in such notice. Upon the timely curing by the defaulting Owner of any default for which a notice of lien was recorded, the party recording same shall record an appropriate release of such notice of lien.

12.9 No Termination For Breach. No breach hereunder shall entitle any Owner to cancel, rescind, or otherwise terminate this Declaration. No breach hereunder shall defeat or render invalid the lien of any Mortgage upon any Lot made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any Owner of such Lot covered hereby whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

ARTICLE XIII  
DESTRUCTION OR CONDEMNATION OF COMMON AREAS: INSURANCE

13.1 Repair. Once constructed in accordance herewith, in the event of any damage to or destruction of all or a portion of the Common Areas or any Improvements therein, the Declarant during the Period of Declarant Control, the Board thereafter and/or the Association, as applicable, shall, with due diligence, repair, restore and rebuild (or cause the restoration and rebuilding of) the Common Areas, including any Improvements therein to its condition prior to such damage or destruction (or with such changes as shall not conflict with the Declaration, as modified hereunder). Within a reasonable time after the damage or destruction of all or any other portion of the Common Areas, the Board shall cause the same to be repaired, reconstructed and restored substantially to the same condition as the same existed prior to such damage or destruction.

13.2 Insurance. During the Period of Declarant Control, the Board thereafter and/or the Association, as applicable, shall procure and maintain (or cause to be procured and maintained) general and/or comprehensive public liability and property damage insurance against claims for personal injury (including contractual liability arising hereunder), death, or property damage occurring upon the Common Area, with single limit coverage of not less than an aggregate of Five Million Dollars (\$5,000,000.00) including umbrella coverage, and naming each Owner as additional insureds. If upon such damage or destruction the proceeds of insurance available to the Association are insufficient to cover the cost of repair, reconstruction and restoration of the damaged or destroyed portions of the Common Areas, including any Improvements therein, the Board shall be authorized to specially assess all Owners and Lots for the additional funds needed pursuant to Section 8.6.

13.3 Eminent Domain. The Board shall represent all Members in connection with any condemnation proceeding regarding the Common Areas and shall be entitled to negotiate and settle with the condemning authority and to make a voluntary sale to the condemning authority in lieu of legal action. All condemnation proceeds regarding the Common Areas shall be paid to the Association to be used by the Board in its sole discretion for the purposes set forth in Section 8.2, after paying any costs or fees incurred by the Association in negotiating, settling and contesting the condemnation.

#### ARTICLE XIV RESERVED RIGHTS OF DECLARANT

14.1 Right to Use Common Areas to Promote Briar Square. Declarant shall have, and hereby reserves the right to, reasonable use of the Common Areas and services offered by the Association in connection with the promotion and marketing of Lots within the Property. The rights of Declarant shall include, without limitation, the right (i) to erect and maintain on any part of the Common Areas and on any portion of the Property owned by Declarant, such signs, temporary buildings and other structures as Declarant may reasonably deem necessary or proper from time to time in connection with the promotion, development and marketing of Lots within Briar Square; (ii) to use vehicles and equipment on the Common Areas or any portion of the Property owned by Declarant for promotional purposes; and (iii) to permit purchasers of Lots against which a subsidiary declaration has been recorded which permits further subdivision thereof, to use the Common Areas in a manner reasonably designated by Declarant, at its sole election, to promote, develop and market subdivided portions of said Lot to Persons interested in purchasing the same.

14.2 Right to Construct Additional Improvements Within Common Areas. Declarant shall have, and hereby reserves the right, to construct additional Improvements within the Common Areas from time to time for the improvement and enhancement of the Common Areas and of Briar Square and for the benefit of the Association and its Members, and the same shall thereafter be maintained by the Association pursuant to Section 11.5.

14.3 Right to Complete Development of Briar Square. During the Period of Declarant Control, Declarant shall have, and hereby reserves, the right (i) to subdivide or re-subdivide or otherwise split or combine any portion of the Property or otherwise to complete development of Lots owned by Declarant; (ii) to construct or alter Improvements on any Lot owned by Declarant; (iii) to maintain an office for construction, sales, promotion or leasing purposes or other similar facilities on any Lot owned by Declarant or by the Association within the Property; and (iv) without the approval of the Association or the Architectural Committee, to excavate, cut, fill or grade any Lot owned by Declarant, or to construct, alter, demolish or replace or renovate any Improvements owned by Declarant or to alter its construction plans or design or to rezone or amend its master plan or any development documents agreed to by Declarant and the City, and to permit any activity, use or improvement by Declarant on any Lot owned by Declarant. Without limiting the generality of the foregoing, the Declarant during the Period of Declarant Control, shall be exempt from the provisions of Section 11.1.



14.4 Right to Approve Conveyance or Change in the Use of Common Areas. During the Period of Declarant Control, the Association shall not, without first obtaining the prior written consent of Declarant, which consent shall not be unreasonably withheld, convey, change or alter the use of the Common Areas, record a Mortgage against the Common Areas or use the Common Area other than for the benefit of the Members.

14.5 Declarant's Right to Grant Additional Easements. During the Period of Declarant Control, Declarant shall have, and hereby reserves the right to grant or create, temporary or permanent easements from time to time for construction, access, utilities, drainage and other purposes for the development and sale of the Property in, on, under, over and across any Lots or other portion of the Property owned by Declarant and the Common Areas. The foregoing notwithstanding, with respect to the Common Area located within a Lot, Declarant shall not grant an easement which adversely impairs the use of such Common Areas for the purposes originally intended without the approval of the Owner of such Lot.

14.6 Right to Convey Additional Property for Use as Common Area. During the Period of Declarant Control, Declarant shall have, and hereby reserves, the right to convey additional real property and any Improvements thereon, or grant easements against the Property, to the Association at any time and from time to time for use as Common Areas, and the Association shall be obligated to assume administrative and maintenance responsibilities thereof in accordance with Section 11.5.

14.7 Amending Plat. During the Period of Declarant Control, Declarant shall have, and hereby reserves, the right to record amendments to the Plat from time to time. Each Owner of a Lot (whether conveyed by metes and bounds description prior to the recording of a Plat, or as a platted Lot after the recording thereof) shall promptly upon receipt approve and sign any such Plat or consent to Plat and shall promptly return the same to Declarant, provided that such Plat does not alter the size or configuration of said Owner's Lot or adversely affect ingress or egress to or from such Owner's Lot.

14.8 Reserved Rights Do Not Create Obligations. Anything in this Article XIV to the contrary notwithstanding, the foregoing rights in favor of Declarant shall not in any way be construed as creating any obligation on the part of Declarant to exercise any such rights or to perform any of the activities, construct any Improvements, convey any property or grant any easements referred to in this Article.

14.9 Common Area and Access Easement. Notwithstanding anything to the contrary set forth herein, Declarant, during the Period of Declarant Control, the Board thereafter and/or the Association, as applicable, may alter, modify, reconfigure and/or relocate the Common Area, subject to the condition that the easements granted in Article VI hereof shall not be closed or materially impaired, or blocked without the express written consent of two-thirds of all Memberships entitled to vote.

ARTICLE XV  
ASSIGNMENT OF DECLARANT'S RIGHTS AND DUTIES

Any and all of the rights, powers and reservations of Declarant herein contained may be assigned by Declarant from time to time, in its discretion, to any Person who will assume the duties of Declarant pertaining to the particular rights, powers and reservations assigned. Upon such assignment, any such Person assuming such duties (and its heirs, successors and assigns) shall have, to the extent of such assignment, the same rights and powers and shall be subject to the same obligations and duties as are given to and assumed by Declarant in this Declaration. Any assignment made under this Article shall be in recordable form and shall be recorded in the Office of the Register of Deeds of Douglas County, Nebraska. Notwithstanding any provision of this Declaration to the contrary, Declarant may, at any time and from time to time without the consent of the Board or other Owners, temporarily or permanently relieve itself of all or a portion of its rights and obligations under this Declaration by filing in the Register of Deeds of Douglas County, Nebraska, a notice stating that Declarant has surrendered the rights and obligations specified therein, and upon the recording of such notice, said powers and obligations so specified shall immediately vest in the Board of Directors unless otherwise specified therein.

ARTICLE XVI  
DURATION, MODIFICATION AND TERMINATION

16.1 Duration of Covenants. This Declaration, and all covenants, conditions, and restrictions herein shall continue and remain in full force and effect at all times with respect to Briar Square and each part thereof, now or hereafter made subject thereto (subject, however, to the right to amend and terminate as provided in Section 16.2 below) for a period of thirty (30) years, commencing on the date this Declaration is recorded in the Office of the Register of Deeds of Douglas County, Nebraska; provided, however, that the easements referred to in Article III thereof which are specified as being perpetual shall continue in full force and effect after the termination of this Declaration. From and after said date, this Declaration, as amended from time to time, shall be automatically extended for successive periods of ten (10) years each, unless earlier terminated as provided in Section 16.2 below.

16.2 Termination or Modification. This Declaration, or any provisions hereof, may be terminated, modified, or amended with respect to all or any portion of Briar Square, by the terms of a recorded document executed by Declarant alone until the expiration of the Period of Declarant Control. Thereafter, this Declaration or any provisions hereof, may be terminated, modified or amended in whole or in part with respect to all or any portion of Briar Square by a vote of at least two-thirds (67%) of the Memberships in the Association.

ARTICLE XVII  
ADDITIONAL PROVISIONS

17.1 Constructive Notice and Acceptance of Declaration. Every Person who now or hereafter owns or acquires any right, title or interest in or to any portion of a Lot in Briar Square

is and shall be conclusively deemed to have consented and agreed to this Declaration, whether or not any reference to this Declaration is contained in the instrument by which such person or entity acquired an interest in said Lot.

17.2 Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Nebraska. Venue for enforcement hereof shall lie exclusively in Douglas County, Nebraska, and each Person with rights hereunder hereby waives the right to sue or be sued in any other place.

17.3 Mutuality and Reciprocity. This Declaration is made for the direct, mutual and reciprocal benefit of each and every Lot within Briar Square; shall create mutual, equitable servitudes upon each Lot within Briar Square in favor of every other Lot of Briar Square; and shall create reciprocal rights and obligations between the respective Owners and privity of contract and estate between all grantees of real property in Briar Square, their heirs, successors and assigns.

17.4 Declarant's Disclaimer. Declarant makes no warranties or representations that the plans presently envisioned for the development of Briar Square can or will be carried out, or that any Lot is or will be committed to or developed for any particular use. In addition, while Declarant has no reason to believe that any of the provisions of this Declaration are or may be unenforceable, Declarant makes no representations as to enforceability. Declarant shall have no liability for the development of Briar Square or the enforcement of this Declaration.

17.5 Headings. Headings, where used herein, are inserted for convenience only and are not intended to be a part of this Declaration or in any way to define, limit or describe the scope and intent of the particular paragraphs to which they refer.

17.6 Effect of Invalidation. If any provision of this Declaration is held to be invalid by any court, the same shall not affect the validity of the remaining provisions of this Declaration and all remaining provisions shall continue unimpaired and in full force and effect.

17.7 Notices.

17.7.1 To Declarant or Committee. Any and all notices, or other communication made pursuant hereto, shall be in writing and shall be deemed properly delivered, given to or received by Declarant or the Committee, as the case may be (a) when personally delivered against receipted copy, or (b) three (3) business days after being mailed by certified or registered mail, postage prepaid; in either case to the Declarant, Board or the Architectural Committee at the following address:

168th and Blondo, L.L.C.  
Attn: John Spaustat  
8930 South 137th Circle #2  
Omaha, Nebraska 68138

Declarant, Board and/or the Architectural Committee may change its address by (i) giving notice to all Owners, or (ii) giving notice to the Board at the principal office of the Association, or (iii) recording a Notice of Change of Address in the Office of the Register of Deeds of Douglas County, Nebraska.

17.7.2 To Owners. A notice to any Owner shall be deemed duly given, delivered and received (a) when personally delivered against receipted copy, or (b) three (3) business days after mailing by certified or registered mail, postage prepaid; in either case to the address of the Owner's Lot or to such other address as the Owner has specified in writing to the Association.

17.8 Exhibits. All Exhibits attached hereto are incorporated herein by this reference and shall constitute a part of this Declaration.

17.9 Requirements of City. The covenants and restrictions contained herein are in addition to the requirements, codes and ordinances imposed by the City on Briar Square. In the event of a conflict or inconsistency between the provisions of this Declaration and the requirements, codes or ordinances of the City applicable to Briar Square, then the more restrictive requirement shall govern.

17.10 Consent. Whenever consent or approval is required hereunder, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed. Any request for consent or approval shall: (a) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (b) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. In order to be effective, such consent must be given, denied or conditioned expressly and in writing.

17.11 Indemnification. Declarant during the Period of Declarant Control, the Board thereafter and/or the Association, as applicable, shall indemnify and hold each Owner harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss, or damage of or to any person or property arising from the negligent, intentional or willful acts or omissions of such Declarant during the Period of Declarant Control, the Board thereafter and/or the Association, as applicable, its contractors, employees, agents, or others acting on behalf of Declarant, during the Period of Declarant Control, the Board thereafter and/or the Association, as applicable.

- NO FURTHER TEXT ON THIS PAGE -

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

DECLARANT:

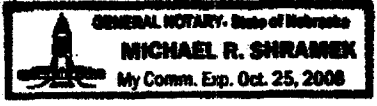
168<sup>th</sup> and BLONDO, L.L.C.,  
a Nebraska limited liability company

By: *John Spaustat*  
John Spaustat, Manager

STATE OF NEBRASKA    )  
                                  )ss.  
COUNTY OF DOUGLAS    )

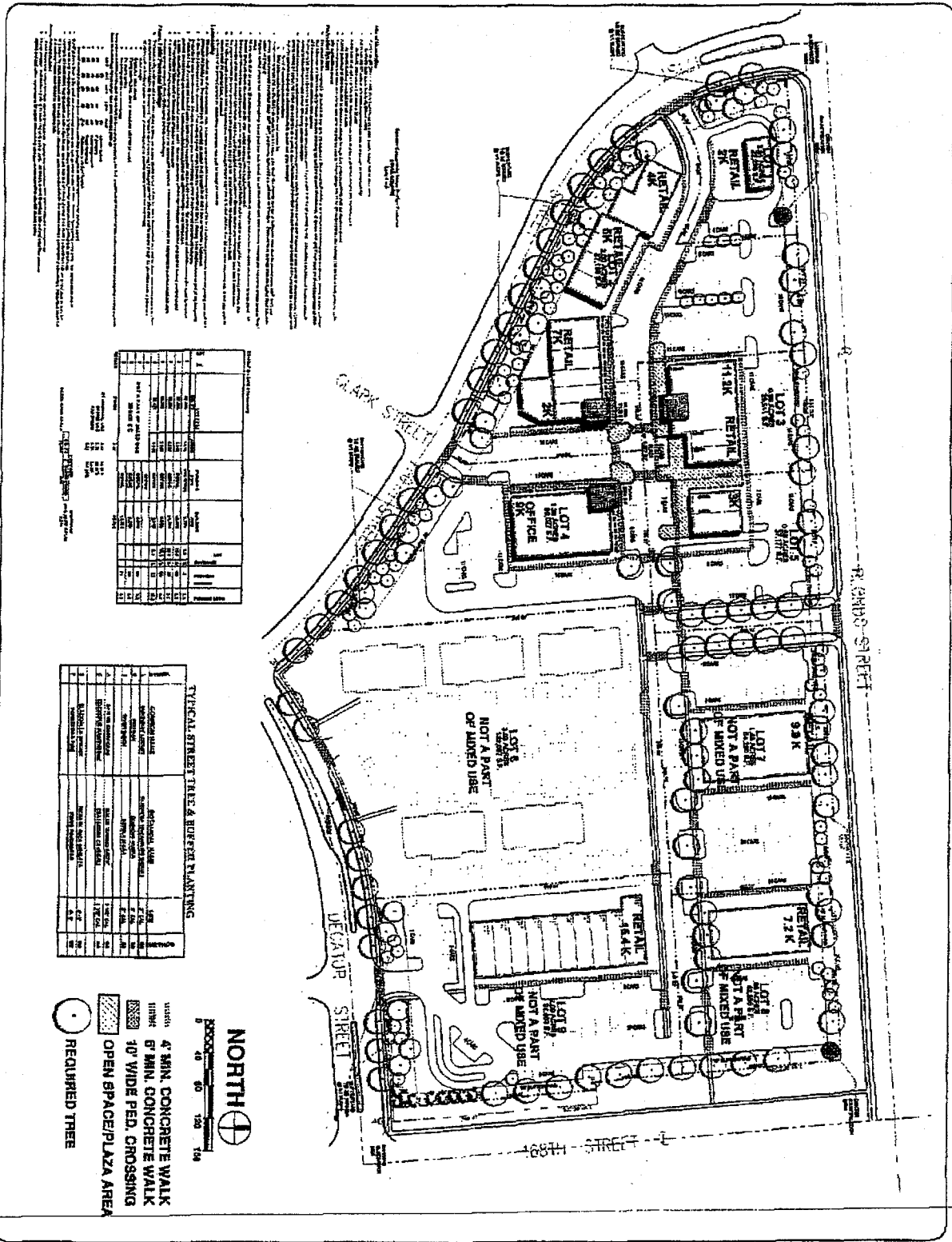
The foregoing instrument was acknowledged before me this 23 day of April, 2008, by John Spaustat, the Manager of 168th and Blondo, L.L.C., a Nebraska limited liability company, on behalf of the company.

*Michael R. Shramek*  
Notary Public



**EXHIBIT "A"**  
**SITE PLAN**

DOCS/816148.4



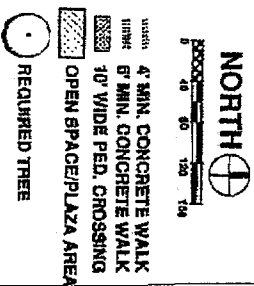
**NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
7. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AND AS-BUILT DRAWINGS THROUGHOUT THE PROJECT.
8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND SIGNALING AT ALL CONSTRUCTION SITES.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	CONCRETE	100	YD	100
2	STEEL	50	TONS	50
3	BRICK	200	THOUSAND	200
4	CEMENT	50	YD	50
5	SAND	100	YD	100
6	GRAVEL	100	YD	100
7	ASPHALT	50	YD	50
8	PAVING	100	YD	100
9	LANDSCAPING	100	YD	100
10	UTILITIES	100	YD	100
11	CONCRETE	100	YD	100
12	STEEL	50	TONS	50
13	BRICK	200	THOUSAND	200
14	CEMENT	50	YD	50
15	SAND	100	YD	100
16	GRAVEL	100	YD	100
17	ASPHALT	50	YD	50
18	PAVING	100	YD	100
19	LANDSCAPING	100	YD	100
20	UTILITIES	100	YD	100

**TYPICAL STREET TREE & BUREEN PLANTING**

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	STREET TREE	100	PLANT	100
2	BUREEN PLANT	50	PLANT	50
3	STREET TREE	100	PLANT	100
4	BUREEN PLANT	50	PLANT	50
5	STREET TREE	100	PLANT	100
6	BUREEN PLANT	50	PLANT	50
7	STREET TREE	100	PLANT	100
8	BUREEN PLANT	50	PLANT	50
9	STREET TREE	100	PLANT	100
10	BUREEN PLANT	50	PLANT	50



<p><b>EXH. B</b></p>	<p><i>Purdy &amp; Shick</i> ARCHITECTS</p>	<p><b>BRIAR SQUARE</b> MIXED USE DEVELOPMENT WITH SPECIAL COMMUNITY VALUE 168TH AND BLOOMED OMAHA, NEBRASKA</p>	<p><b>EXHIBIT B</b> FEBRUARY 29, 2008</p>
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