

BOOK 810 PAGE 665
RESTRICTIVE COVENANTS

The undersigned hereby declare that the following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1, 2010.

Lots 1 through 54, inclusive and Lots 58 through 123, inclusive, all in Stonegate, a subdivision in Douglas County, Nebraska.

If the present or future owners of any of said lots, or their grantees, heirs or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or person owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing or to recover damages or other dues for such violations.

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

A. Said lots shall be used only for single-family purposes and for accessory structures incidental to residential use or for park, recreational, church or school purposes.

B. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

C. No trailer, basement, tent, shack, garage, barn or other outbuildings erected on said real estate shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

D. Once construction of a dwelling has been commenced, outside framing of same must be completed within nine (9) months thereafter.

E. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.

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665-666 91-441 DEL MA MG ^{BC}
OF Midwest COMP. F/B MC-37090

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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS

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F. No junk cars or unlicensed motor vehicles of any kind, or boats, trucks, trailers, or car bodies shall be stored, parked, kept or maintained in any yards or on any driveways or streets, outside trash containers are prohibited unless enclosed in a full fenced-in area. Fences may only be located around the perimeter of the real yard and not extend any closer to the front lot line than the front yard building setback line. All cars parked in any driveway or on any street must be in running condition with all tires inflated and no outside repair of any automobile will be permitted.

G. Portland concrete public sidewalks, four feet wide by 3.5 inches thick, shall be constructed in front of each built upon lot and along the street side of each built upon corner lot. The sidewalk shall be placed four feet back of the street curb line, and shall be completed before occupancy or use of the main structure.

H. The applicable zoning ordinances of the City of Omaha shall determine minimum square footage requirements for buildings.

I. The applicable zoning ordinances of the City of Omaha shall determine minimum area of building plot and minimum front, side and rear yards.

IN WITNESS WHEREOF, Charles G. Smith, Trustee, being the owner of all of said real estate, has executed these Covenants, this 5th day of December, 1986.

[Handwritten Signature]
CHARLES G. SMITH, TRUSTEE

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On the day and year last above written, before me, the undersigned Notary Public in and for said county, personally came CHARLES G. SMITH, TRUSTEE, to me personally known to be the identical person whose name is affixed to the above Restrictive Covenants and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

[Handwritten Signature]
Notary Public



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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

BOOK 821 PAGE 40
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AMMENDMENT TO RESTRICTIVE COVENANTS

This ammendment to the Restrictive Covenants made this 13th day of July, 1987, by Charles G. Smith, Trustee, herein referred to as "Owner".

WITNESS WHEREAS, Charles G. Smith, Trustee, is the owner of the property in Douglas County, Nebraska described as:

Lots 1 through 54, inclusive and Lots 58 through 123, inclusive, all in Stonegate, a subdivision in Douglas County, Nebraska.

WHEREAS, the Restrictive Covenants were filed by Charles G. Smith, Trustee, on April 9, 1987 in the Miscellaneous Records at Book 810 Page 665 and Book 810 Page 666 at the Douglas County, Nebraska Register of Deeds office.

Now, THEREFORE, comes Charles G. Smith, Trustee, and does ammend the Restrictive Covenants by adding the following:

J. For a period of fifteen years after the filing of this Ammendment to the Restrictive Covenants, no residence, building, fence, wall, driveway, patio patio enclosure, rock garden, swimming pool, tennis court, dog house, tree house, flag pole, solar heating or cooling device, tool shed, wind mill, wind generating equipment, or other external improvements, above or below the ground (hereinall referred to as any "Improvement") shall be constructed, erected, placed, altered 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 the Committee as follows:

- (1) An owner desiring to erect an Improvement shall deliver two sets of construction plans, landscaping plans and plot plans to the Committee (herein collectibely referred to as the "plans"). Such plans shall reflect the type of structure, quality and use of exterior materials, exterior design, exterior color or colors, location of structure proposed for such improvements. Concurrent with submission of the plans, Owner shall notify the Committee of the Owner's mailing address.


(2) The Committee shall review such plans in relation to the type and exterior of improvements constructed, or approved construction, on neighboring Lots and in the surrounding area, and any general scheme or plans formulated. If the Committee determines that the proposed Improvement will not protect and enhance the integrity and charater of all the Lots and neighboring Lots as a quality residential community, the Committee may refuse approval of the proposed Improvement.

(3) Written Notice of any refusal to approve 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 refusal is not mailed within such period, the proposed Improvement shall be deemed approved by the Committee.

(4) The decision to approve or refuse approval of a proposed Improvement shall be exercised by the Committee to protect the values, charater and residential quality of all Lots. However, no Lot owner, or combination of Lot owners, or other person or persons shall have any right to any action by the Committee, or to control, direct or influence the acts of the Committee with respect to any proposed Improvement. No responsibility, liability or obligation shall be assumed by or imposed upon the Committee in this Section, or as a result of any act or failure to act by the Committee with respect to any proposed Improvement.

All other terms and conditions of said Restrictive Covenants to remain the same and in full force and effect.

IN WITNESS WHEREOF, Charles G. Smith, Trustee, being the owner of all of said real estate, has executed these Ammendments to the Restrictive Covenants, this 13th day of July, 1987.



Charles G. Smith, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On the day and year last above written, before me, the undersigned Notary Public in and for said county, personally came CHARLES G. SMITH, TRUSTEE, to me personally known to be the identical person whose name is affixed to the above Ammendment to Restrictive Covenants and acknowledged the execution thereof to be his voluntary act and deed.

RESTRICTIVE COVENANTS

The undersigned hereby declare that the following covenants are to run with the land and shall be binding on all present and future owner of all or any part of the following described real estate until January 1, 2015.

Lots 55 through 57, inclusive and lots 124 through 201, inclusive, all in Stonegate, a subdivision in Douglas County, Nebraska.

If the present or future owners of any of said lots, or their grantees, heirs or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing or to recover damages or other dues for such violations.

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

A. Said lots shall be used only for single-family purposes and for accessory structures incidental to residential use or for park, recreational, church or school purposes.

B. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

C. No trailer, basement, tent, shack, garage, barn or other outbuildings erected on said real estate shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

D. Once construction of a dwelling has been commenced, outside framing of same must be completed within nine (9) months thereafter.

E. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.

F. No junk cars or unlicensed motor vehicles of any kind, or boats, trucks, trailers, or car bodies shall be stored, parked, kept or maintained in any yards or on any driveways or streets, outside trash containers are prohibited unless enclosed in a full fenced-in area. Fences may only be located around the perimeter of the real yard and not extend any closer to the front lot line than the front yard building setback line. All cars parked in any driveway or on any street must be in running condition with all tires inflated and no outside repair of any automobile will be permitted.

G. Portland concrete public sidewalks, four feet wide by 3.5 inches thick, shall be constructed in front of each built upon lot and along the street side of each built upon corner lot. The sidewalk shall be completed before occupancy or use of the main structure.

H. The applicable zoning ordinances of the City of Omaha shall determine minimum square footage requirements for building.

I. The applicable zoning ordinances of the City of Omaha shall determine minimum area of building plot and minimum front, side and rear yards.

J. For a period of fifteen years after the filing of this declaration, no residence, building, fence, wall, driveway, patio, patio enclosure, rock garden, swimming pool, tennis court, dog house, tree house, flag pole, solar heating or cooling device, tool shed, wind mill, wind generating equipment, or other external improvements, above or below the ground (hereinafter

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referred to as any "Improvement") shall be constructed, erected, placed, altered 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 the Committee as follows:

(1) An owner desiring to erect an Improvement shall deliver two sets of construction plans, landscaping plans and plot plans to the Committee (herein collectively referred to as the "plans"). Such plans shall reflect the type of structure, quality and use of exterior materials, exterior design, exterior color or colors, location of structure proposed for such improvements. Concurrent with submission of the plans, owner shall notify the Committee of the owner's mailing address.

(2) The Committee shall review such plans in relation to the type and exterior of improvements constructed, or approved construction, on neighboring Lots and in the surrounding area, and any general scheme or plans formulate. If the Committee determines that the proposed Improvement will not protect and enhance the integrity and character of all the Lots and neighboring Lots as a quality residential community, the Committee may refuse approval of the proposed Improvement.

(3) Written Notice of any refusal to approve 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 refusal is not mailed within such period, the proposed Improvement shall be deemed approved by the Committee.

(4) The decision to approve or refuse approval of a proposed Improvement shall be exercised by the Committee to protect the values, character and residential quality of all Lots. However, no Lot owner, or combination of Lot owners, or other person or persons shall have any right to any action by the Committee, or to control, direct or influence the acts of the Committee with respect to any proposed Improvement. No responsibility, liability or obligation shall be assumed by or imposed upon the Committee in this Section, or as a result of any act or failure to act by the Committee with respect to any proposed Improvement.

IN WITNESS WHEREOF, We have executed these Restrictive Covenants, this

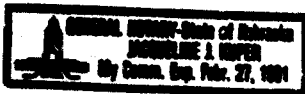
24th day of April, 1996.

[Signature]
Charles G. Smith, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On the day and year last above written, before me, the undersigned Notary Public in and for said county, personally known to be the identical person(s) whose name(s) are affixed to the above Restrictive Covenants and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.



[Signature]
Notary Public

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DECLARATION OF RESTRICTIVE COVENANTS

The undersigned hereby declare that the following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1, 2000.

Lots 55 through 57, inclusive, and lots 124 through 201, inclusive in Stonegate, a subdivision in Douglas County, Nebraska.

If the present or future owners of any said lots, or their grantees, heirs or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing or to recover damages or other dues for such violations.

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

A. Said lots shall be used only for single-family purposes and for accessory structures incidental to residential use or for park, recreational, church or school purposes.

B. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

C. No trailer, basement, tent, shack, garage, barn or other outbuildings erected on said real estate shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

D. Once construction of a dwelling has been commenced, outside framing of same must be completed within nine (9) months thereafter.

E. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.

F. No junk cars or unlicensed motor vehicles of any kind, or boats, trucks, trailers, or car bodies shall be stored, parked, kept or maintained in any yards or on any driveways or streets, outside trash containers are prohibited unless enclosed in a full fenced-in area. Fences may only be located around the perimeter of the rear yard and not extend any closer to the front lot line than the front yards building setback line. All cars parked in any driveway or on any street must be in running condition with all tires inflated and no outside repair of any automobile will be permitted.

G. All houses built on any lot described in these covenants shall have at least a two-car garage.

H. Portland concrete public sidewalks, four feet wide by 3.5 inches thick, shall be constructed in front of each built upon lot and along the street side of each built upon corner lot. The sidewalk shall be placed four feet back of the street curb line, and shall be completed before occupancy or use of the main structure.

I. The applicable zoning ordinances of the County of Douglas shall determine minimum area of building plot and minimum front, side and rear yards.

IN WITNESS WHEREOF, Charles G. Smith, and John J. Smith President of Construction Sciences, Inc., have executed these covenants, this 15th day of January, 1991.

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Charles G. Smith

John J. Smith President of Construction Sciences, Inc.

STATE OF NEBRASKA) ss. DOUGLAS COUNTY, NE County of Douglas)

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IN WITNESS WHEREOF, the parties have caused this Agreement to be signed and sealed by their respective duly authorized representatives as of the day and year first written above.

Vinton Street Limited Partnership, as Owner

Attest:

By NONE
Secretary

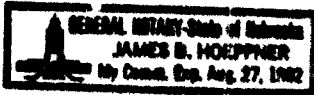
By William A. Grogan
Title GENERAL PARTNER

STATE OF NEBRASKA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 6th day of December, 1991 by William A. Grogan and for and on behalf of the corporation: partnership of Vinton Street Limited Partnership

James B. Haggone
Notary Public

My Commission expires: Aug. 27, 1992



NEBRASKA INVESTMENT FINANCE AUTHORITY

By Larry Bone
Authorized Officer

STATE OF NEBRASKA)
) ss.
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 25th day of November, 1991 by an Authorized Officer of the Nebraska Investment Finance Authority.

Susan M. Bruhn
Notary Public

My Commission expires:

