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**CEN TECH  
Business Park**

**PROTECTIVE COVENANTS**

The undersigned hereby declares 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 subdivision until July 1, 2015.

Lots 1 through 21, inclusive, and 24 through 29, Cen Tech Business Park, a subdivision located in Sarpy County, Nebraska, as surveyed, platted and recorded.

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 covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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. BUILDING SET-BACKS, SIDE YARD, REAR YARD, HEIGHT AND USE.**

The applicable zoning regulations shall govern the height, side yard, rear yard and building set-back requirements and also the permitted use of the premises except that no part of the premises may be used for residential purposes, however, the minimum side and rear yard set back will be 15 feet from the respective lot line and the minimum building set-back will be 35 feet from the abutting street property line and no structure will exceed 45 feet in height.

Every use shall be operated within a completely enclosed structure, and no noxious or offensive activities shall be conducted which may become a nuisance to the occupants of other building sites within Cen Tech Business Park referred to above by reason of sound, vibration, heat, glare, radiation, fumes, odor, dust or smoke. The permitted uses will be those applicable to Sarpy County LI zoning (Light Industrial District), except the following:

- No uses specified in the Special Use Permit Section, except those uses falling under Section 27.3.1
- Any other industry or business whose manufacturing processes or methods of operation cannot be regulated or controlled so as to limit to their property the deleterious effects of their methods of operation, particularly as regards noise, air pollution, odor, litter, vibration, glare or explosion hazard.

Each built upon lot shall be either (a) planted and maintained in grass and shrubbery as a lawn area, or (b) shall be surfaced with walks, driveways, or parking area constructed of asphalt or concrete. Said lot area must be fully improved with one of the above two choices or a combination of the two above choices within sixty (60) days after completion of the exterior of the first building upon such lot. All property lines, abutting a street right-of-way, shall have a minimum landscape buffer of ten (10) feet. All approaches to each building site abutting public streets shall be paved with concrete.

**B. OUTSIDE STORAGE AND EXTERIOR MAINTENANCE**

No article of merchandise or other material shall be kept, stored, or displayed in front or outside the confines to the walled building unless it be enclosed by a wall or fence at least six (6') feet high; provided however that any storage area shall be shielded from the line-of-sight view of any street by either (a) concrete or masonry wall, or (b) earth berm, or (c) approved impervious fencing. Chain link fencing of any kind will not be permitted under this provision.

Each owner, tenant or occupant of any building site shall keep said building site and the buildings, improvements and appurtenances thereon properly maintained and repaired and in a safe, clean, neat, wholesome condition, and shall comply in all respects with all governmental statutes, ordinances, regulations, health and police and fire requirements. Each such owner, tenant, or occupant shall remove, at its own expense, any rubbish or trash of any character which may accumulate on its building site and shall keep landscaped areas maintained. Rubbish, trash, garbage or other waste shall be kept only in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Rubbish and trash shall not be disposed of on the premises by burning in open fires.

**C. TEMPORARY STRUCTURES AND RESIDENCES**

No trailer, tent, shack, garage, barn or any temporary structure that shall be moved onto premises or erected thereon shall, be used for temporary or permanent operation of the proposed occupant's business or permitted to remain on premises unless and until such structure and the duration of its use on the premises has been approved in writing by the undersigned.

No noxious or offensive trades, services or activities shall be conducted on any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the owner, tenant or occupant of other building sites within the Cen Tech Business Park area by reason of unsightliness or the excessive emission of fumes, odors, glare, vibration, gases, radiation, dust, liquid waste, smoke or noise.

**D. MOVING IN EXISTING STRUCTURES**

No building constructed in another area or addition may be moved onto or permitted to remain on any lot in this subdivision.

**E. TYPE OF CONSTRUCTION**

Building construction shall conform to all applicable building codes and zoning regulations having jurisdiction. Building systems and components shall reflect those systems and components commonly associated with commercial and industrial construction.

Structural systems shall be comprised of structural steel (conventional and pre-engineered systems) or concrete components. Exterior wall systems shall be comprised of glass, brick masonry, decorative concrete masonry units, precast concrete wall systems, prefinished metal wall panels, plaster and synthetic plaster materials. It is encouraged to utilize materials requiring minimal maintenance and upkeep. Materials other than those mentioned above may be submitted for approval.

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The exterior fenestration shall utilize a high percentage of glass, masonry and concrete, or combination thereof. This fenestration shall be a consistent composition of building materials on all exterior elevations.

No loading dock shall be erected on any building site abutting any streets, unless the front of such loading platform or dock shall be set back at least sixty-five (65) feet from all abutting street right-of-way lines

#### F. PARKING FACILITIES

All vehicular parking (customer, visitor, and employee), truck maneuvering and unloading must be on private property

All exterior lighting that is located on the building or in the parking areas will be directed to the property on which it is located.

In no case shall any storage, servicing or dismantling of automobiles or other vehicles be permitted in the parking areas or any area except in an enclosed structure out of public view

#### G. ERECTION OF SIGNS

No owner, lessee, or occupant shall use any part of the premises for erection of signs, billboards, or displays other than those directly advertising the business conducted on such premises. Neither flashing or lighted signs or lights on the signs which slant other than on the face of the sign will be permitted. Also, no signs will be permitted to be erected on the roofs of buildings or on the top of the facade of buildings. Written approval of the Architectural Review Committee is required prior to the erection of any sign.

#### H. LANDSCAPING GRADING

Grading and drainage shall be designed in accordance with the subdivision master plan and meet the City of Omaha standards. The use of retaining walls is discouraged. Where required, retaining walls shall be poured concrete, a masonry retaining wall system such as Keystone, or landscape timbers (designed by a registered structural engineer) where the wall height does not exceed six feet (6') in height. Graded slopes shall have a maximum slope of 3:1, and shall be landscaped to prevent erosion.

Landscaping shall meet the requirements of the City of Omaha Zoning Ordinance for industrial zoned areas. Landscaped areas shall be designed to project an attractive image with trees, shrubs, lawn etc., and shall be properly maintained in a sightly and well kept condition. Plant material that is diseased, destroyed, etc., shall be replaced with new plant material during the next planting season.

#### I. MAINTENANCE OF UNDEVELOPED AREAS

That portion of each tract (including parking) which is not improved by the construction of buildings, approved surfacing, enclosed yards or lawn area, as heretofore provided, shall be seeded, mowed and maintained with a cover planting which grows to a height not to exceed eighteen (18) inches. At no time shall any part of the land be planted to cultivated row crops.

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## J. STREET LINE-OF-SIGHT OBSTRUCTIONS.

No fence, wall, hedge, shrub, plant, or tree which obstructs sight lines at elevations between two (2) and eight (8) feet above any roadway shall be placed or permitted to remain on any corner of any building site within the triangular area formed by street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines.

## K. ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee, herein after called the Committee, shall consist of one or more persons appointed by the undersigned declarant and the declarant shall have the right to remove, replace or appoint additional persons to serve on the Committee so long as the undersigned, or its successors or assigns, owns any of the lots subject to these Covenants. Further, the undersigned shall have the right to assign his right to appoint members to the Committee to any person or entity.

## L. BUILDING PLAN AND SPECIFICATION APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE

All proposed plans and specifications shall be submitted to the Committee for compliance with these Protective Covenants and conformance to the aesthetic intent of the business park. The role of the Committee is to support and promote design excellence and uphold the integrity of the business park through quality planning and construction.

The Committee shall provide a preliminary review of the Schematic Design Documents and a final review upon completion of Construction Documents. The Schematic Design Documents should include architectural building elevations, a preliminary site plan and a preliminary grading plan. Final Construction Documents shall include architectural plans as well as the engineering disciplines involved in the project. All work shall be accomplished by registered professional architects and engineers within their specific disciplines. The procedure will provide helpful comment during early stages of the design process, thus facilitating a timely, efficient review of the Construction Documents.

The Committee shall issue Schematic Design comments within seven (7) calendar days from receipt of the design package, and shall issue Construction Document comments within fourteen (14) calendar days. Failure of the Committee to issue the Schematic Design comments or the Construction Document comments within the time period set forth herein shall not constitute Committee approval of such plans and documents.

No building improvements, landscaping, grading or drainage work shall be commenced, erected or placed on the premises without prior written approval of drawings and specifications therefore given by the undersigned.

## M. AMENDMENTS AND TERMS

These Covenants may be amended at any time during the initial twenty (20) year term by an instrument signed by owners of not less than ninety percent (90%) of the lots subject to these Covenants, and thereafter by an instrument signed by the owners of not less than seventy-five percent (75%) of the lots covered by the Covenants. The undersigned declarant shall have the right to amend these Covenants in its sole discretion during the initial seven (7) year term of these Covenants, and thereafter, the undersigned shall have the right to amend these Covenants or waive provisions of these Covenants for good cause, hardship, unusual

