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1111 Lincoln Mall, Suite 350
Lincoln, NE 68508

GRANDVIEW ESTATES RESTRICTIVE COVENANTS

Rokeby Holdings, Ltd., a Nebraska limited partnership ("Declarant") is the titleholder of record of the following-described real estate:

CRS
Lots 1-17, Block 1; Lots 1-19, Block 2; Lots 1-15, Block 3; Lots 1-9, Block 4; and Outlots "A" and "D"; all located in Grandview Estates Addition, Lincoln, Lancaster County, Nebraska (collectively the "Properties").

The Declarant does hereby create, establish and adopt the following binding covenants and restrictions upon the Properties and Commons, hereinafter defined.

1. Use. No lot within the Properties shall be used other than for residential purposes.
2. Approval of Plans. Declarant or its assignees shall have the exclusive right to establish grades, slopes and/or contours for all lots within the Properties and to fix the grade at which any building or other improvement shall be placed or constructed upon any lot, in conformity with the general plan for the development of the Properties. Once such grades, slopes and/or contours have been established by the Declarant, they shall not be changed in connection with the construction of any building or other improvement on a lot without written permission from the Declarant, but in no event will any such lot be graded or sloped so as to change the flow of surface waters to or from adjoining lots. Plans for any dwelling structure to be placed or constructed upon any lot within the Properties shall be submitted to Declarant and shall show the design, size, and exterior material for the building or improvement and the plot plan for the lot. One set of plans shall be left on permanent file with Declarant. Construction of the building or improvement shall not be commenced unless written approval of the plans has been secured from Declarant. Written approval or disapproval of the plans shall be given by Declarant within thirty (30) days after receipt thereof. Approval of the plans shall not be unreasonably withheld, and upon disapproval, a written statement of the grounds for disapproval shall be provided. Declarant shall have the exclusive right to disapprove the plans, if in Declarant's opinion, the plans do not conform to the general standard of development in the Properties. The rights and duties of Declarant under this paragraph, except as to lots of which

Declarant is the titleholder, may be assigned by Declarant in writing to the Corporation, hereinafter defined, at any time.

3. General Standards for Dwelling Structures. The following general standards of development shall guide Declarant in the review of any plans for dwelling structures submitted for approval within Grandview Estates. These standards shall not be relied upon, interpreted or applied as absolute requirements for plan approval. Declarant shall have the right, in its sole and absolute discretion, to modify the application and interpretation of these standards when exercising its plan approval authority. Declarant shall have the right to reduce, increase or otherwise explicitly modify these standards within other additions to the Properties.

a. Minimum Floor Area. The minimum floor area for any dwelling exclusive of basements, garages, porches, patios, decks or enclosed decks shall be as follows:

- i. Single story ranch style: 1,400 sq. ft.
- ii. Two story: 2,000 sq. ft.
- iii. Multi-level/split entry: 1,800 sq. ft.

b. Setbacks. Setbacks of dwellings from the lot lines are established as follows:

- i. Interior Lots: 25 feet from front lot line, 5 feet from side lot line
- ii. Corner Lots: 25 feet from front lot line and from other street side and 5 feet from side lot line.

Front lot line for corner lots to be determined by Declarant. Declarant shall also have the right to vary the setbacks within the limits established by the Lincoln Zoning Ordinance.

c. Exterior Finish

- i. Approval. All exterior finish materials and all colors, except for earth tones, shall be approved by Declarant.
- ii. Front Elevation. The front elevation of any dwelling shall be faced with 35% brick or natural stone.
- iii. Exposed Foundation. All exposed foundation walls on the front elevation shall be completely faced with brick, stone or siding. Exposed foundation walls on the side elevations shall not exceed an average of twenty-four (24) inches and shall be painted or sided to match the exterior color scheme of the dwelling. Exposed foundation walls on the rear elevation shall be painted or sided to match the exterior color scheme of the dwelling.

iv. Roofing Materials. Roofing materials shall be equal to or better than an architectural-grade shingle which provides an appearance of depth such as the Horizon shingle.

d. Roof Pitches. All roof pitches shall be a minimum of 6:12 or as may be dictated by a unique architectural style.

4. General Standards for Improvements and Structures Other Than Dwellings. The following general standards shall be satisfied in the construction and installation of improvements and structures other than the dwelling. Written approval for other improvements and structures is not required but shall comply with these standards. The Corporation and members of the Corporation shall have the right to enforce these standards.

a. Fencing. Fencing shall be permitted subject to the restrictions set forth herein. Fencing shall not be constructed on any lot closer to the street than the front elevation of the dwelling and shall be constructed with the finished side facing away from the dwelling. Only the following types of fencing are permitted: vinyl, wood board on board, black or green chain link, and wrought iron.

b. Accessory Structures. Accessory structures such as storage sheds and playhouses shall be construed of compatible and similar materials and design with the dwelling. These structures shall not exceed 120 square feet, be more than 10 feet in height, and shall not be located in the front or side yard setback or within 5 feet of any lot line. All other accessory improvements such as swing sets, play structures and sand boxes shall be compatible with the quality of the overall development and shall be maintained in good order and an attractive condition.

c. Dog Kennels. Any dog run or kennel shall be adequately screened from view and shall not be located in the front yard or within 5 feet of any lot line. Dog runs and kennels shall not be located in the front yard or side yard setback.

d. Exterior Restrictions. No exterior television or radio antenna, satellite receiving station or dish, exterior solar heating or cooling panels or device, or wind powered electric generators of any sort shall be permitted on any lot unless such apparatus is approved by Declarant and is installed in such a manner that it is not visible from any street or roadway.

e. Landscaping. All front, side and rear yard areas shall be hydro seeded or sodded within six (6) months after completion of any dwelling constructed upon the lot.

f. Underground Sprinklers. Prior to the occupancy of any single family residence to be constructed upon any lot, an underground lawn irrigation system shall be installed on such lot.

5. Completion of Construction. Any building placed or constructed upon any lot within the Properties shall be completed within twelve months after the commencement of construction.

6. City Requirements. All buildings within the Properties shall be constructed in conformity with the requirements of the applicable building codes of the City of Lincoln, Nebraska. Public sidewalks and street trees shall be installed during the construction of the dwelling as required by the City of Lincoln, Nebraska.

7. Temporary Structures. No partially completed dwelling or temporary building and no trailer, tent, shack, or garage on any lot within the Properties shall be used as either a temporary or permanent residence.

8. Nuisance. No noxious or offensive activity shall be conducted or permitted upon any lot within the Properties, nor anything which is or may become an annoyance or nuisance to the neighborhood or which endangers the health or unreasonably disturbs the quiet of the occupants of adjoining lots.

9. Signs. No advertising signs, billboards, or other advertising devices shall be permitted on any lot within the Properties; provided, however, Declarant may erect signs of any size advertising lots for sale within the Properties, and a sign advertising a single lot for sale may be erected upon any lot.

10. Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot within the Properties for any commercial purpose.

11. Repair and Storage on Lot. 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 recreational vehicle shall be parked or stored upon any lot within the Properties, except within an enclosed structure. Recreational vehicles may be temporarily parked or stored upon a lot for a period of time not to exceed forty-eight (48) hours.

12. Construction Vehicles and Rolloff Service. Declarant may designate and enforce locations through and over which all construction vehicles shall enter and exit the Properties during development. Declarant shall also have the exclusive right to designate a single provider of rolloff service within the Properties. The purpose of designating a single provider is to limit and control the number of service trucks operating within the Properties. The rights of Declarant under this paragraph to designate a rolloff provider shall be assigned to the Corporation when residences shall have been placed or constructed upon all of the lots within the Properties.

13. Homeowners Association. Grandview Residential Association ("Corporation") has been incorporated in the state of Nebraska for the purposes of enforcing the Restrictive Covenants established upon the Properties, administering and maintaining the Commons and providing services to its members. Every person or entity who owns a lot within the Properties shall be a member of the Corporation. However, any person or entity who holds such interest merely as security for the performance of an obligation shall not be a member.

14. Managing Agent. Declarant or the Corporation may contract for the performance of any of the Corporation's rights, obligations or responsibilities with any entity or individual ("Managing Agent"). The Managing Agent shall exercise such authority which may be granted by Declarant of the Corporation. The fee charged by the Managing Agent shall be a common expense of the members.

15. Membership. The Corporation shall have two classes of membership:

Class A membership shall include all members of the Corporation except the Declarant and any successor in interest. Each Class A member of the Corporation shall be entitled to all the rights of membership and to one vote for each lot.

Class B membership shall include only the Declarant and any successor in interest. The Class B member shall be entitled to ten votes for each lot. However, the Class B membership shall be converted to Class A membership when the total number of votes entitled to be cast by Class A members equals the total number of votes entitled to be cast by the Class B member.

16. Commons. The Commons shall include all pedestrian walkways that abut two or more lots, fencing and landscape screening adjacent to arterial roadways, drainage ways, ponds and open space, as shown on any final plat of all or any portion of the Properties; provided that such final plat has been filed with the Lancaster County Register of Deeds.

18. Conveyance of Commons. Declarant shall convey any Commons to the Corporation, free from encumbrance, but subject to easements and restrictions then of record and any other requirements of the City of Lincoln.

19. Use of Commons. Each member of the Corporation shall have the right to use and enjoy the Commons as established by the rules, regulations and requirements of the Corporation and shall have an easement upon the Commons for the use thereof, which shall be appurtenant to the interest requisite for membership. In addition, the City of Lincoln shall have the permanent right and easement to enter upon the Commons to maintain the Commons in the same manner as required of the Corporation in the event the Corporation fails to perform said maintenance or the Corporation dissolves and the Lot Owners (defined below) fail to perform said maintenance

20. Rights in Commons. The rights and easements of the members of the Corporation shall be subject to:

- a. The right of the Corporation to borrow money for the purpose of improving the Commons and to mortgage the Commons. In the event of default, the mortgagee shall have the right, after taking possession of the Commons, to charge admission and other fees as a condition of the continued use of any recreational facilities within the Commons by the members, and to open the facilities to a wider public until the mortgage debt is satisfied. Any mortgage of the Commons shall be approved by the affirmative vote of two-thirds of each class of members entitled to vote, present in person or by proxy, at a regular meeting of the members or at a special meeting of the members, if notice of the proposed mortgage is contained in the notice of the special meeting.
- b. The right of the Corporation to take any steps reasonably necessary to protect the Commons against foreclosure.
- c. The right of the Corporation to suspend the enjoyment of the facilities by any member for any period during which an assessment remains unpaid, and for a period not to exceed thirty (30) days for any infraction of the published rules and regulations governing the use of the facilities.
- d. The right of the Corporation to charge reasonable admission and other fees for the use of the facilities.
- e. The right of the Corporation to dedicate or convey all or any part of the Commons to any public entity.
- f. The right of the City of Lincoln to enter upon the Commons to maintain the Commons in the same manner as required of the Corporation in the event the Corporation fails to perform said maintenance or the Corporation dissolves and the Lot Owners fail to perform said maintenance.

21. Maintenance of Landscape Screens. Each member of the Corporation who is the titleholder of a lot or living unit on which any landscape screen, whether composed of structural or live plant material, which is installed as required by the City of Lincoln, Nebraska, shall be deemed to covenant to maintain the screen, except for fencing and landscape screening adjacent to arterial roadways which shall be maintained by the Corporation as part of the Commons.

22. General Maintenance Obligations. Each member of the Corporation shall be responsible for the proper storage and disposal of all construction debris and materials associated with the construction of any improvement upon their lot. During construction on any lot, a member shall be responsible to erect and maintain adequate erosion control measures, including silt fences, straw bales or other measures to prevent soil runoff upon adjoining lots or streets. Lots shall be periodically mowed and loose debris and materials picked up and properly stored to prevent them from being spread and blown throughout the Properties. Each member shall be responsible for the enforcement and monitoring of these obligations for all contractors and suppliers performing work upon their lot.

23. Failure to Maintain. In the event any member fails or refuses to perform any required maintenance and upkeep of any landscape screen or the general maintenance obligations, Declarant or Corporation after seven (7) days notice to the member in default, may perform the required work or maintenance. The actual cost of performing the work or maintenance together with a ten percent (10%) administrative fee shall be the personal obligation of the member who is or was the owner of the lot failing to perform their maintenance obligations, shall bear interest at the rate of fourteen percent (14%) per annum and shall be a lien upon the lot assessed.

24. Corporation Responsibilities. The Corporation shall provide such services to its members as they may determine. These services and responsibilities of the Corporation shall include, but are not limited to, the following:

- a. Maintenance of Commons. The Corporation covenants and each member of the Corporation, by the acceptance of a deed by which the interest requisite for membership is acquired, shall be deemed to covenant to maintain the Commons to the extent not otherwise provided for by these Restrictive Covenants, which Restrictive Covenants by the members shall be satisfied by the payment of annual and special assessments for the administration, maintenance or improvement of the Commons. The City has approved the final plat of Grandview Estates Addition upon the condition that the Commons be maintained by the Declarant on a continuous basis. The Corporation covenants and each member of the Corporation, by the acceptance of a deed by which the interest requisite for membership is acquired, shall be deemed to covenant to assume the obligations of the Declarant to comply with the requirements of the final plat of Grandview Estates Addition regarding continuous and permanent maintenance of the Commons.
- b. Refuse Services. The Corporation shall have the option to enter into a contract to provide to each member refuse collection services through a single designated provider. If the Corporation enters into such a contract, the cost of collection services shall be paid for by the members as a part of their annual dues and assessments. Annual dues and special assessments for the services provided to the members shall be uniform as to each lot within the Properties, except as provided in paragraph 26.

25. Dissolution of Corporation; Lot Owner Responsibilities. Each owner of a lot within the Properties ("Lot Owner") by the acceptance of a deed by which the interest requisite for membership in the Corporation is acquired, shall be deemed to covenant that, in the event the Corporation dissolves, such Lot Owner shall remain jointly and severally liable along with all other owners of lots within the Properties ("Lot Owners") for the cost of administering and maintaining the Commons in the same manner as required of the Corporation under paragraph 24 above. In the event such Lot Owners fail or refuse to perform any required maintenance and upkeep of the Commons, the City of Lincoln after seven (7) days' notice to such Lot Owners,

may perform the required maintenance and assess each lot and Lot Owner for the cost of the performance of such maintenance on an equal per lot basis. Each assessment of the City's actual costs of performing the maintenance shall be the personal obligation of each Lot Owner who is the owner of the lot at the time of assessment and shall be a lien upon the lot assessed. To evidence such lien for unpaid assessments, the City shall prepare a written notice setting forth the amount, the name of the Lot Owner, and a legal description of the lot. Such notice shall be signed on behalf of the City by the Mayor and shall be recorded with the Register of Deeds of Lancaster County, Nebraska. Each Lot Owner shall pay the Lot Owner's pro-rata share of the City's actual cost of maintaining the Commons within thirty days following receipt of an assessment therefor. Delinquent payments shall be subject to a late charge of 10% of the delinquent payment or twenty dollars (\$20) whichever is greater.

26. Lien of Dues and Assessments. The lien of any dues or special assessment shall, until shown of record, be subordinate to the lien of any mortgage placed upon the lot against which the assessment is levied.

27. Annual Assessments and Liens. Annual dues and special assessments, other than for capital improvements, may be levied by the Board of Directors of the Corporation. Any special assessment for capital improvements may be rejected at any time within thirty (30) days of the notice of the levy by the vote of a majority of each class of members affected and entitled to vote, at a regular meeting of the members or at a special meeting of the members, if notice of a special assessment is contained in the notice of the special meeting.

The members shall pay annual dues and special assessments to the Corporation or Managing Agent as billed. Each member's dues shall be determined on an annual basis for each fiscal year prorating a fractional year which may occur by issuance of a building permit for any dwelling. The amount of annual dues shall be based upon an estimate of the Corporation's cost for administration, maintenance and improvement of the Commons and each member shall pay the annual dues so established in advance. At the end of each fiscal year, a statement of the total year's Common's operating costs may be presented to the members of the Corporation and the members shall pay any excess charge to the Corporation within thirty (30) days of the statement.

- a. Budgets. A Corporation or Managing Agent shall prepare, approve and make available to each member a pro forma operating statement (budget) containing: (1) estimated revenue and expenses on an accrual basis; (2) the amount of any cash reserves of the Corporation currently available for replacement or major repair of the Commons and for contingencies; (3) an itemized estimate of the remaining life of, and the methods of funding to defray repair, replacement or additions to, major components of the Commons; and (4) a general statement setting forth the procedures used by the Corporation in the calculation and establishment of reserves to defray the costs of repair, replacement or additions to major components of the Commons.
- b. Additional Charges. In addition to any amounts due or any other relief or remedy obtained against a member who is delinquent in the payment of

any dues or assessments, each member agrees to pay such additional costs, fees, charges and expenditures ("Additional Charges") as the Corporation or Managing Agent may incur or levy in the process of collecting from each member monies due and delinquent. All Additional Charges shall be included in any judgment in any action brought to enforce collection of delinquent dues or assessments. Additional Charges shall include, but not be limited to, the following:

- i. Attorney's Fees. Reasonable attorney's fees and costs incurred in the event an attorney(s) is employed to collect any dues, assessment or sum due, whether by suit or otherwise.
 - ii. Late Charges. A late charge in an amount to be fixed by the Corporation to compensate the Corporation for additional collection costs incurred in the event any dues, assessment or other sum is not paid when due or within any "grace" period. The late charge shall not exceed ten percent (10%) of the delinquent assessment or Twenty Dollars (\$20), whichever is greater.
 - iii. Costs of Suit. Costs of suit and court costs incurred as allowed by the court.
 - iv. Filing Fees. Costs of filing notice of lien in the Office of the Register of Deeds.
 - v. Interest. Interest on all dues and assessments at the rate of fourteen percent (14%) per annum, commencing thirty (30) days after the assessment becomes due.
 - vi. Other. Any other costs that the Corporation may incur in the process of collecting delinquent dues and assessments.
- c. Lien. The dues and assessments shall be the personal obligation of the member who is the owner of the lot assessed at the time of the assessment and when shown of record shall be a lien upon the lot assessed.
 - d. Fines. The Corporation may create a schedule of fines for violation of Corporation rules and regulations which fine shall be treated and billed as a special assessment to the offending member's lot.

28. Abatement of Dues and Assessments. Notwithstanding any other provision of these Restrictive Covenants, the Board of Directors may abate all or part of the dues or assessments due 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 Declarant.

29. Additions. Declarant may add additional contiguous or adjacent real estate to the Properties or the Commons, at any time, without the consent of the members of the Corporation. Additions shall be made by the execution and recordation of Restrictive Covenants upon the additional real estate, making the addition subject to these Restrictive Covenants: provided the general standards set forth in paragraphs 3 and 4 may be reduced, increased or otherwise modified within any such addition.

30. Amendments. These Restrictive Covenants shall run with the land and shall be binding upon and enforceable by the Declarant and all persons claiming under Declarant. These Restrictive Covenants may be terminated or modified, in writing, by the owners of lots comprising not less than two-thirds (2/3) of the total votes of lots within the Properties, at any time. However, the provisions of these Restrictive Covenants governing membership in the Corporation and the maintenance of the Commons shall not be terminated or modified without the consent of the City of Lincoln, Nebraska.

31. Enforcement. The enforcement of these Restrictive Covenants may be by proceedings at law or in equity against any person violating or attempting to violate any provision hereof. The proceedings may be to restrain the violation, or to recover damages and, by the Corporation or Declarant, may be to enforce any lien or obligation created hereby. The City shall have the right to enforce all restrictive covenants regarding maintenance of the Commons by proceedings at law or in equity against the Corporation or any person violating or attempting to violate said provisions. In the event the Corporation dissolves, the City proceedings may be to restrain violation of the duty to maintain the Commons, to recover a money judgment upon the personal obligation and debt of the Lot Owner to pay the Lot Owner's pro-rata share of the City's cost to maintain the Commons or to foreclose upon the defaulting Lot Owner's lot in a like manner as mortgages on real property. In any such foreclosure or lawsuit, the Lot Owner shall be required to pay the cost and expenses of such proceedings, including reasonable attorney fees, costs of suit, and court costs incurred as allowed by the court. Suit to recover a money judgment for unpaid assessments for the cost to maintain the Commons shall be maintainable without foreclosure of the Lot Owner's lot or waiving the lien securing the assessment.

32. Severability. The invalidation of any one of these Restrictive Covenants shall not affect the validity of the remaining provisions hereof.

Dated: December 11, 2013.

“DECLARANT”

ROKEBY HOLDINGS, LTD., a Nebraska limited partnership

By: Rokeby GP, LLC, a Nebraska limited liability company, General Partner

By: Southview, Inc., a Nebraska corporation, Member

By: [Signature]
Thomas G. Schleich, President

The undersigned City Attorney hereby approves the form of the Grandview Estates Restrictive Covenants for the limited purpose of conveying maintenance of the Commons to the Corporation.

[Signature]
Assistant City Attorney

Date: December 11, 2013

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 11 day of December, 2013, by Thomas G. Schleich, President of Southview, Inc., a Nebraska corporation, Member of Rokeby GP, LLC, a Nebraska limited liability company, General Partner of **Rokeby Holdings, Ltd.**, a Nebraska limited partnership, on behalf of the limited partnership.

[Signature]
Notary Public

