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RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that the undersigned, FRANK R. KREJCI ("Declarant") is the owner of that certain real estate in Douglas County, Nebraska, as legally described on Exhibit "A" attached hereto and by this reference made a part hereof, and does hereby submit such real estate to the following covenants and restrictions for the use and benefit of each owner of a unit in the Piedmont Townhomes Condominium Property Regime No. 1, a Nebraska condominium property regime in Douglas County, Nebraska, upon the following terms and conditions.

1. USE RESTRICTION

That real estate legally described on Exhibit "A" shall not be used or occupied for any purpose whatsoever except for the construction of condominium units substantially in accordance with the plans and specifications therefor as attached to the Master Deed filed in Book 1474, at Page 219 of the Deed Records of Douglas County, Nebraska; provided that such units may not be occupied for residential use until such units and the land upon which the same shall be constructed shall be annexed into Piedmont Townhomes Condominium Property Regime No. 1; provided further that the owners and residents of units in Piedmont Condominium Property Regime No. 1 shall have the right to use such real estate for such purposes as shall not conflict with Declarant's future construction of such units, all according to rules and regulations adopted from time to time by the Board of Administrators of such Piedmont Townhomes Association, Inc., a Nebraska nonprofit corporation.

2. MAINTENANCE

Declarant shall maintain the real estate by mowing of the same at regular intervals to keep ground vegetation under reasonable control. In the event that the Board of Administrators of the Association shall reasonably determine that the real estate is in need of mowing, it shall notify Declarant in writing of its demand for mowing and Declarant shall have two (2) weeks from receipt of such notice within which time such mowing shall be performed by Declarant. At any time after such two-week period, if such mowing has not been performed by Declarant, the Association may perform such mowing and Declarant shall forthwith pay the cost of the same upon demand.

3. COVENANTS RUN WITH LAND

The covenants herein set forth are intended to bind title to the real estate in Declarant, and any successor-in-title. Such covenants shall inure to the benefit of the record titleholder of each unit in Piedmont Townhomes Condominium Property Regime No. 1 and to the Piedmont Townhomes Association, Inc., and shall be enforceable by any of them.

4. TERM

These covenants shall be effective for a period of twenty (20) years from the date hereof or until such real estate shall be annexed into Piedmont Townhomes Condominium Property Regime No. 1, whichever shall first occur. In no event shall this Covenant be released prior to the expiration of its term without the prior written approval of seventy-five (75%) percent of the ownership of Piedmont Townhomes

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Condominium Property Regime No. 1 as set forth in the Revised Master Deed of the Regime which is filed in the Office of the Register of Deeds of Douglas County, Nebraska.

IN WITNESS WHEREOF, Declarant has executed these covenants this 21st day of December, 1976.

Frank R. Krejci
FRANK R. KREJCI

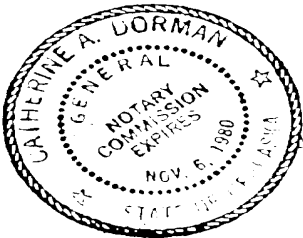
ACCEPTED:

Vera Jane Krejci
VERA JANE KREJCI, Spouse

STATE OF NEBRASKA)
)SS.
COUNTY OF DOUGLAS)

On this 28th day of December, 1976, before me, a Notary Public, duly commissioned and qualified for said county, personally came FRANK R. KREJCI and VERA JANE KREJCI, husband and wife, to me personally known to be the identical persons who executed the foregoing Restrictive Covenants, and acknowledged the said instrument to be their voluntary act and deed.

Witness my hand and seal at Omaha, in said county, the day and year last above written.



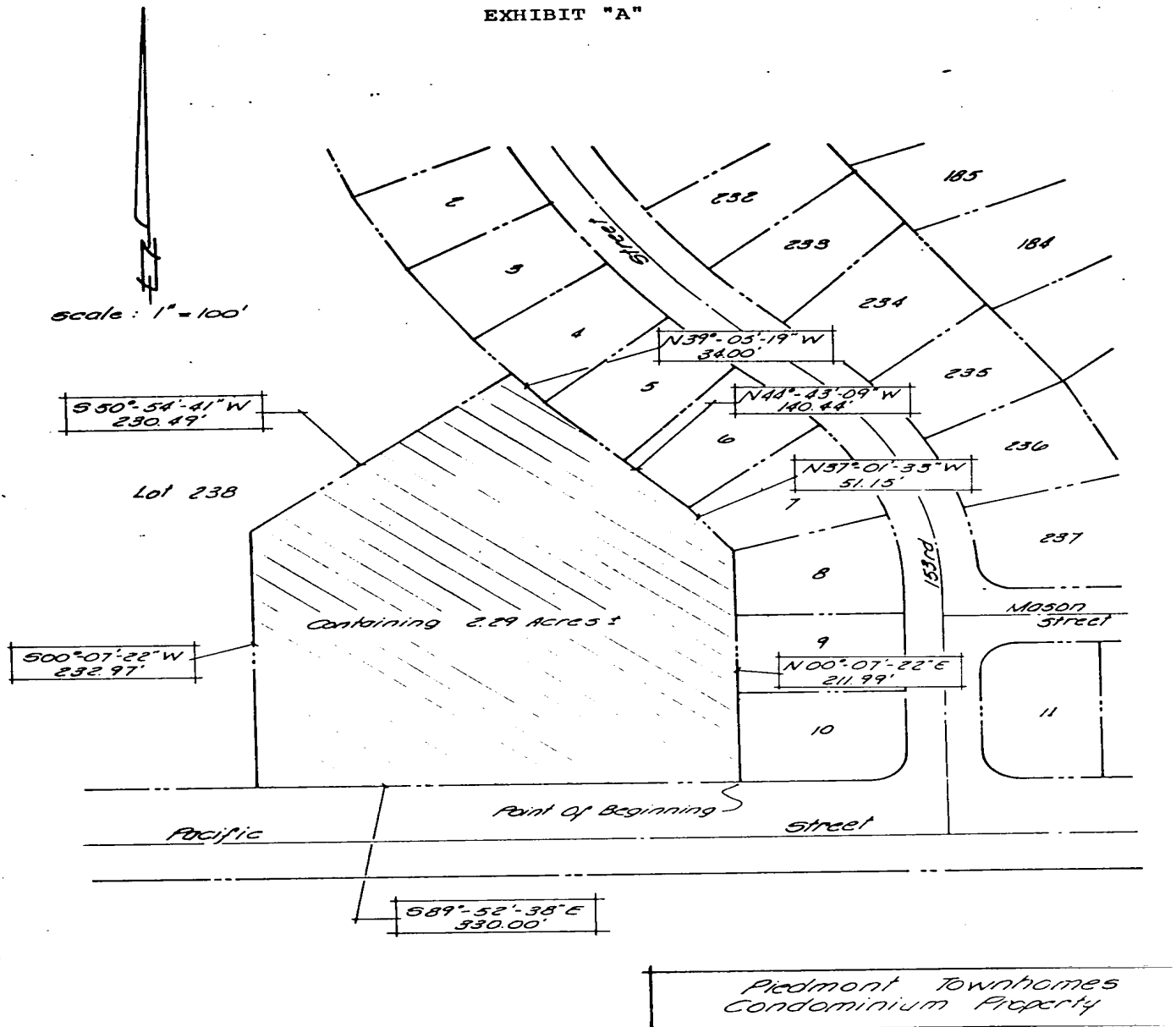
Catherine A. Dorman
Notary Public

My commission expires: Nov. 6, 1980.

Filed and Recorded in the Office of Register of Deeds of Douglas County, Nebraska in Book _____ of _____, at Page _____ on the _____ day of _____, 197____.

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EXHIBIT "A"

LEGAL DESCRIPTION:

That part of Lot 238, Piedmont, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the S.E. corner of said Lot 238; thence N 00° 07' 22" E (Assumed bearing) on the Easterly line of said Lot 238, 211.99 feet; thence N 37° 01' 33" W on the Easterly line of said Lot 238, 51.15 feet; thence N 44° 43' 09" W on the Easterly line of said Lot 238, 140.44 feet; thence N 39° 05' 19" W on the Easterly line of said Lot 238, 34.00 feet; thence S 50° 54' 41" W, 230.49 feet; thence S 00° 07' 22" W, 232.97 feet to a point on the South line of said Lot 238 (said point also being 330.00 feet West of the S.E. corner of said Lot 238); thence S 89° 52' 38" E on the South line of said Lot 238, 330.00 feet to the point of beginning.

(Containing 99613 square feet or 2.29 acres more or less)

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