

4625L

*Dunham*

REGISTER OF DEEDS

2002 OCT -4 P 4: 17

# 17.50

INST NO 2002

067482

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PI00R5  
CODE  
PI00B1  
CHECKED  
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LANCASTER COUNTY, NE

FIRST APPENDIX TO RESTRICTIVE COVENANTS  
(Pioneer Greens Office Park)

Pioneer Greens, L.L.C. is the titleholder ("Owner") of all but one of the Lots described in those Restrictive Covenants filed with the Lancaster County Register of Deeds on July 6, 2001 as Inst. No. 2001-037500 ("Restrictive Covenants") against property known as Pioneer Greens Office Park and described as follows ("Property"):

- Lots 1 - 7 and Lots 11 - 13, Pioneer Greens 1<sup>st</sup> Addition, Lincoln, Lancaster County, Nebraska;
- Lots 1 - 4, Pioneer Greens 5<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska; and
- Outlot "A", Pioneer Greens 5<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska.

WHEREAS, Section 6.2 of the Restrictive Covenants provides that the minimum standards to be applied in the review of plans for all buildings and improvements constructed, remodeled, or reconstructed on the Property shall be contained in certain "Design Covenants" adopted by the Owner;

WHEREAS, Owner has adopted Design Covenants, also known as Design Guidelines, and although not required to do so—desires to file the Design Guidelines with the Lancaster County Register of Deeds so that all interested parties may have easy access to them;

Accordingly, Owner hereby appends the Design Guidelines, attached hereto, to the Restrictive Covenants for the purpose of making them available for review by all interested parties.

PIONEER GREENS, L.L.C., a Nebraska limited liability company

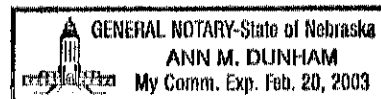
By: Meadow Green LLC, Manager

By: *Donald W. Linscott*  
Donald W. Linscott, Manager

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

The foregoing instrument was acknowledged before me this 2nd day of ~~September~~ <sup>October</sup>, 2002, by Donald W. Linscott, Manager of **Meadow Green LLC**, a Nebraska limited liability company that is the Manager of **Pioneer Greens, L.L.C.**, a Nebraska limited liability company, on behalf of both companies.

*Ann M. Dunham*  
Notary Public



*WTC*  
*15 LOTS*

DESIGN GUIDELINES  
(Pioneer Greens Office Park)

The name, "Pioneer Greens", consciously reflects the spirit and motivation that helped to settle and develop this area of our country. Once predominantly prairie with a long, low visual base and a vast skyline, the land on which Pioneer Greens is developing is now punctuated with mature trees and urban improvements.

It is appropriate that the character of the buildings at Pioneer Greens acknowledges the original, natural environment. As such, horizontal proportions should be emphasized and materials should be solid and natural in color. With this philosophy in mind, the following guidelines have been developed.

1. ROOF

- A. Roof Type: slope ranging between 3/12 and 4/12 on single story buildings. Concealed roof wells are appropriate for mechanical equipment. Flat roofs are acceptable for 2 story buildings as long as mechanical/electrical equipment on the roof is appropriately screened.
- B. Roof Finish (Sloped): Elk Prestique, composition shingles. Color: Hickory, Barkwood, or approved equal.
- C. Roof Finish (Flat): Ballasted ethylene, propylene & dyene monomer (EPDM) or built-up.
- D. Roof Overhang (Sloped): Proportional, but not less than 2'-0".

2. FACADE

- A. Predominant Material: modular brick in a combination of up to two of the following, but not blended together:
  - 1. Endicott Medium Ironspot 46 or approved equal.
  - 2. Endicott Red Blend or approved equal.
  - 3. Endicott Rose Blend or approved equal.
- B. Mortar Color: Appropriate, but not darker than the adjacent brick.
- C. Accent Material:
  - 1. Limestone.
  - 2. Exterior Insulation & Finish Systems (EIFS) Manufacturer: Sto, Autumn Wheat #10612.
  - 3. EIFS Manufacturer: Sto, Champagne #93330.
- D. Glazing/Windows/Storefronts/Entrances:
  - 1. Framing: White clad wood, or white or natural aluminum.
  - 2. Glazing: Clear or Green.
- E. Downspouts/Gutters:
  - 1. Lynch Aluminum "Royal Brown" or approved equal.
- F. Soffits/Wood Trim:
  - 1. Soffits shall be plaster or stained plywood. Color to be Glidden "Mallard" unless otherwise approved.
- G. Exterior Hard Surface:
  - 1. Sidewalks and Curbs: Concrete.
  - 2. Driving/Parking Surface: Asphaltic Concrete.