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**FIRST AMENDED DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
STERLING RIDGE RESIDENTIAL**

THIS FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR STERLING RIDGE RESIDENTIAL (this "Declaration"), is made effective the 25 day of May, 2017, by SWEETBRIAR IV, LLC, a Nebraska limited liability company, hereinafter referred to as the "Declarant".

PRELIMINARY STATEMENT

Declarant is named as Successor Declarant under the Declaration of Covenants, Conditions, Restrictions and Easements for Sterling Ridge Residential, a subdivision in Douglas County, Nebraska, recorded with the Douglas County Register of Deeds Office on March 28, 2012 as Instrument No. 2012029340 (the "Declaration").

The Declaration presently encumbers the following property:

Lots 24 through 39, inclusive, and Lots 45 through 58, inclusive, in Sterling Ridge, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

(the "Primary Lots"); and

Lots 19 through 23, inclusive, and Lots 40 through 44, inclusive, in Sterling Ridge, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

(the "Villas Lots").

The Primary Lots and the Villas Lots shall be referred to herein as the "Original Lots."

Declarant is the owner of the real estate adjacent to the Original Lots and legally described as follows:

When Recorded Return To:
Mark J. LaPuzza
Pansing Hogan Ernst & Bachman, LLP
10250 Regency Circle, Suite 300
Omaha, Nebraska 68114

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Lots 1 through 9, inclusive in Sterling Ridge Estates, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

(the "Estate Lots"), and

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Outlots A, B and C, in Sterling Ridge Estates, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

(the "Outlots").

Such lots are referred to collectively as the "Outlots" and individually as each "Outlot".

The Original Lots and the Estate Lots are referred to herein as "Lots" and individually as each "Lot". The Lots, Outlots and the streets, improvements and amenities associated therewith are referred to herein as "Sterling Ridge Residential" or the "Project".

The Lots and Outlots are situated in and are part of the Sterling Ridge mixed use development, situated south and east of 132nd and Pacific Streets, Omaha, Douglas County, Nebraska and herein referred to as "Sterling Ridge". The Declarant desires to provide for the preservation of the values and amenities of Sterling Ridge Residential, for the maintenance of the character and residential integrity of Sterling Ridge Residential and for the acquisition construction and maintenance of Common Facilities for the use and enjoyment of the residents of Sterling Ridge Residential.

Declarant is authorized, pursuant to Article VII, Section 4 of the Declaration, to amend the Declaration in any manner "which the Declarant may determine in its full and absolute discretion."

Declarant has determined that it is advisable and desirable to subject the Estate Lots and Outlots to the terms and conditions of the Declaration and, further, to amend the terms and conditions of the Declaration to address specific obligations with respect to the Estate Lots.

NOW, THEREFORE, the Declarant hereby declares that each and all of the Lots and Outlots shall be held, sold and conveyed subject to the following restrictions, covenants, conditions and easements, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Lots and Outlots and the enjoyment of the residents of the Lots. These restrictions, covenants, conditions and easements shall run with such Lots and Outlots and shall be binding upon all parties having or acquiring any right, title or interest in each Lot and Outlot, or any part thereof, as is more fully described herein. The Lots and Outlots are, and each Lot and Outlot is and shall be subject to all and each of the following conditions and other terms.

ARTICLE I.
DEFINITIONS

The following words, phrases or terms used in this Declaration shall have the following meanings:

Section 1. "Additional Declaration."

Shall mean and refer to any additional Declaration of Covenants, Conditions and Restrictions filed in the Office of the Register of Deeds in Douglas County, Nebraska, with regard to a certain phase, section or portion of the Property.

Section 2. "Association."

Shall mean and refer to STERLING RIDGE HOMEOWNER'S ASSOCIATION, a Nebraska not-for-profit corporation, its successors and assigns.

Section 3. "Common Area" or "Common Areas."

Shall mean and refer to parking areas (if any), storage areas (if any), decorative street lights, Roadways, street signs, and other areas on Outlots intended for the benefit of Owners and Occupants. The Declarant reserves the right, but not the obligation, to provide additional Common Areas within the Project.

Section 4. "Common Facilities."

Shall refer to any recreational facilities such as swimming pools, tennis courts, health facilities, playgrounds and parks, dedicated and non-dedicated roads, paths, ways and green areas including landscaping and signs and entrances for the Project and as further described in Article III, Section 1 a). The Declarant reserves the right, but not the obligation, to provide Common Facilities.

Section 5. "Declarant."

Shall mean and refer to Sweetbriar IV, LLC, a Nebraska limited liability company, its successor and assigns.

Section 6. "Declaration."

Shall mean and refer to this Amended Declaration of Covenants, Conditions, Restrictions and Easements as same may be amended and/or supplemented from time to time as herein provided.

Section 7. "Dwelling Unit."

Shall mean a house in its traditional meaning, that includes a combination of rooms designed for year-round habitation, and containing bedrooms, bathrooms and kitchen facilities, and designed for residence by a family or household unit.

Section 8. "Encroachment Agreement."

Shall mean the Encroachment Agreement dated December 14, 2011, by and between Magellan Pipeline Company, LP, a Delaware limited partnership and Bella Terra, LLC, recorded December 16, 2011, with the Douglas County Register of Deeds, as Instrument No. 2011108497.

Section 9. "Estate Lot" or "Estate Lots."

Shall mean and refer to Lots 1 through 9, inclusive, in Sterling Ridge Estates, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

Section 10. "Improvement" or "Improvements."

Shall mean and include any and all man-made changes or additions to a Lot, including, but not limited to, the location, materials, size and design of all Dwelling Units and other buildings (including any exterior devices attached to or separate from buildings); storage sheds or areas; roofed structures; parking areas; fences, "invisible" pet fencing; walls; irrigation equipment, apparatus and systems; landscaping (including cutting of trees); hedges; mass plantings; poles; driveways; changes in grade or slope; site preparation; swimming pools; hot tubs; jacuzzis; tree houses; basketball goals; skateboard ramps; and other sports or play apparatus; signs; exterior illumination; and changes in any exterior color or shape. The definition of Improvements includes both original Improvements and all later modifications, reconstruction, renovation or other change to Improvements, provided, however, the definition of Improvements does not include the replacement or repair of Improvements previously approved by Declarant, provided such replacement or repair does not change exterior colors, materials, designs or appearances from that which were previously approved by Declarant.

Section 11. "Lot" or "Lots."

Shall Lots 19 through 58, inclusive, in Sterling Ridge, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska and Lots 1 through 9, inclusive, in Sterling Ridge Estates, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

Section 12. "Maintenance Area" or "Maintenance Areas."

Shall mean the Common Areas and Common Facilities that are owned by or are subject to easement in favor of the Association and require periodic maintenance, repair and replacement, including, and not by way of limitation entryways and entrance monument(s) for the Project; and landscaping amenities (including signage, lighting, monuments and irrigation systems).

Section 13. "Magellan Easement."

Shall mean Right of Way Agreement to Socony-Vacuum Oil Company, Inc., dated February 28, 1941, and recorded March 14, 1941 in Book 153 at Page 457, Miscellaneous Records, as assigned and amended by Assignment of Easement to Magnolia Pipe Line Company dated December 30, 1959 and recorded January 15, 1980 in Book 350 at Page 29, Miscellaneous Records, assigns Right of Way Easement in Book 153 at Page 457 by Assignment of Easement to Williams Pipe Line Company dated October 31, 1983 and recorded January 13, 1984, in Book 703 at Page 395, Miscellaneous Records and Partial Release and Grant of Right of Way between Magellan Pipeline Company, L.P. and Bella Terra, LLC, dated January 25, 2011, and recorded March 31, 2011, as Instrument No. 2011028448.

Section 14. "Master Association."

Shall mean and refer to the Sterling Ridge Master Owner's Association, a Nebraska not-for-profit corporation, which is the Master Association for Sterling Ridge under the Master Declaration.

Section 15. "Master Declaration."

Shall mean the Master Declaration of Covenants, Conditions, Restrictions and Easements for Sterling Ridge, as recorded in the office of the Register of Deeds of Douglas County, Nebraska, as the same may from time to time, be modified or amended.

Section 16. "Member" or "Members."

Shall mean and refer to every person or entity that holds membership in the Association.

Section 17. "Occupant."

Shall mean and refer to any person occupying all or any portion of a Lot or the Property for any period of time, regardless of whether such person is the Owner or a guest, invitee or tenant of an Owner.

Section 18. "Outlot" or "Outlots."

Shall Outlots A, B, and C in Sterling Ridge Estates, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

Section 19. "Original Purchase Price."

Shall mean the purchase price set forth in the purchase agreement for Declarant's sale of the Lot to an Owner other than Declarant.

Section 20. "Owner."

Shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot or Outlot or other portion of the Property, but excluding those having such interest merely as security for the performance of an obligation.

Section 21. "Person."

Shall mean and refer to any natural person, corporation, joint venture, partnership (general or limited), limited liability company, association, trust, or other legal entity.

Section 22. "Plat."

Shall mean and refer to the subdivision plat that encompasses the Property as recorded in the Office of the Register of Deeds of Douglas County, Nebraska, and any and all revisions or Declarant approved replats thereof.

Section 23. "Project."

Shall mean and refer to the residential development being developed by Declarant on the Property which is part of the mixed-use development known as "Sterling Ridge".

Section 24. "Property."

Shall mean and refer to Lots and Outlots.

Section 25. "Roadways."

Shall mean and refer to the publicly dedicated roads, streets, entranceways and cul-de-sacs in the Project.

Section 26. "Turnover Date."

Shall have the meaning set forth in Article III, Section 4 of this Declaration.

Section 27. "Undeveloped Lot."

Shall mean and refer to any Lot on which the Dwelling Unit has not been completed.

ARTICLE II.
RESTRICTIONS AND COVENANTS

Section 1. Residential Restrictions.

Each Lot shall be used exclusively for single-family, non-transient residential purposes; provided, however, Declarant, or its successors or assigns, shall have the right to use the Lots designated from time to time by Declarant for the purpose of construction and operation of construction offices and sales/marketing offices (and for related uses) for the Project, or for use in connection with a Common Facility, park, or other non-profit uses. Except for Improvements constructed by Declarant, or as otherwise approved by Declarant, no Improvements shall be constructed, erected, placed, altered, used or permitted to remain on any Lot other than one primary attached or detached single-family Dwelling Unit, nor shall any grading or excavation for any Improvement be commenced, except for Improvements which have been approved by Declarant as follows:

- a) An Owner desiring to erect an Improvement on any Lot shall deliver two sets of construction plans, detailed landscaping plans, and plot plans to Declarant (herein collectively referred to as the "plans"), together with a plan review fee of \$350.00. Such plans shall include a description type, quality, color and use of materials proposed for the exterior of such Improvement. Concurrent with submission of the plans, Owner shall notify the Declarant of the Owner's mailing address. Plan review will be waived in the event Owner engages Declarant's architect to prepare the plans.

- b) Declarant shall review such plans in light of the conditions and restrictions in Article II and Article V of this Declaration and in relation to the type and exterior of improvements which have been constructed, or approved for construction, on the Lots. In this regard, Declarant intends that the Lots shall be developed as a residential community with homes constructed of high quality materials. The decision to approve or refuse approval of a proposed Improvement shall be exercised by Declarant in a reasonable manner to promote conformity and harmony of the external design of the improvements constructed within the Project and to protect the value, character and residential quality of all Lots in a manner consistent with this Declaration. By way of illustration, and not of limitation, it is intended that the architecture of the residential structures constructed shall be consistent with the architecture found in the Barrington Park and Silver Leaf Subdivisions in Douglas County, Nebraska. Atypical improvements and home designs such as dome houses, A-frame houses and log cabins will not be approved unless the Declarant determines that construction of these improvements will not be materially inconsistent with the scheme of development contemplated by this Declaration. If Declarant determines that the external design and location of the proposed Improvement

does not conform with the standards or requirements of this Declaration, does not conform with the surrounding improvements and topography or will not protect and enhance the integrity and character of all the Lots and neighboring Lots, if any, as a quality residential community, Declarant may refuse approval of the proposed Improvement.

- c) Written Notice of any approval of 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 approval is not mailed within such a period, the proposed Improvement shall be deemed disapproved by Declarant.
- d) No Lot owner, or combination of Lot owners, or other person or persons shall have any right to any action by Declarant, or to control, direct or influence the acts of the Declarant with respect to the approval or disapproval of any proposed Improvement. No responsibility, liability or obligation shall be assumed by or imposed upon Declarant by virtue of the authority granted to Declarant in this Section, or as a result of any act or failure to act by Declarant with respect to any proposed Improvement.
- e) No Residence shall be constructed on a Lot unless the entire Lot, as originally platted, is owned by one owner of such Lot, except that parts of two or more platted Lots may be combined or adjusted provided that any proposed Lot combinations, adjustments or administrative subdivisions must be approved by Declarant.

Section 2. Primary Dwelling Unit Size.

The square footage requirements set forth below are for enclosed finished living area, as measured from the ground level up (said ground level being the first level of any primary Dwelling Unit as viewed from the Roadway fronting same) and are exclusive of the areas in basements, vaulted ceiling areas and attics, porches of any type, garages, porte-cocheres and storage areas, decks, and patios.

Any primary Dwelling Unit erected upon any Lot shall contain not less than the following finished living areas:

	<u>Minimum Total Finished Living Area</u>	<u>Minimum Ground Floor Finished Living Area</u>
Villa		
1 Story	2,000	2,000
1.5 Story	2,600	2,200
House		
1 Story	2,600	2,600
1.5 Story	3,000	2,400

All Dwelling Units shall be constructed with an attached and enclosed garage that will accommodate a minimum of three (3) cars, and a maximum of six (6) cars. Garage to be side or angled entry and maximum of nine (9) feet in height. No villa shall have a 2 Story front elevation. Notwithstanding the foregoing requirements, the Declarant shall have the right, but not the obligation, because of restrictive topography, lot shape, dimensions or unusual site related conditions or other reasons, to allow variances from such minimum square footage by granting a specific written variance.

Section 3. Exterior Lighting.

Exterior lighting installed on any Lot shall either be indirect or of such a controlled focus and intensity as not to disturb the residents of adjacent Lots or vehicular traffic.

Section 4. Fences and Walls.

In addition to the restrictions contained elsewhere in this Declaration, only fences or walls (including, without limitation, densely planted hedges or similar landscape barriers) approved in advance by Declarant, in their sole and absolute discretion, shall be used, installed and/or constructed along or near the side and/or rear boundary lines of each Lot within the Project. All fences and walls shall be maintained in a structurally sound and attractive manner. In all events, installed fences or walls must comply with applicable set back requirements imposed by the City of Omaha or other governing bodies. No fence or wall shall be erected on any Lot until the Declarant has given prior written approval of the color, size, design, materials and location for such fence or wall. The Declarant may, in its sole and absolute discretion, refuse to allow any fences or walls on a Lot, even if fences or walls are allowed on other Lots. Fence types which may receive consideration from Declarant will be constructed of wrought iron material or similar. Fencing constructed of chain link, white vinyl or similar material will not receive consideration. All fencing must substantially match the fencing installed on the eastern and southern boundaries of the Project.

Section 5. Animals.

No animals, livestock, or poultry, including horses, shall be raised, bred or kept on any portion of the Property, except that dogs, cats or other household pets may be kept, but not for any commercial purposes, provided they do not create a nuisance (in the judgment of the Declarant) such as, but without limitation, by noise, odor, damage or destruction of property or refuse. Any excrement deposited by an animal on any portion of the Property shall be promptly removed and appropriately disposed of by the owner of such animal. The number of household pets kept or maintained outside the Dwelling Unit on a Lot shall not exceed three (3) in number, except for newborn offspring of such household pets which are all under nine (9) months in age. All pets shall be registered, licensed and inoculated as required by law. Dogs, cats and other pets shall at all times whenever they are outside of a Dwelling Unit be on a leash or otherwise confined to the Lot in a manner acceptable to the Declarant and the Association. Animal control authorities shall be permitted to enter and Property to patrol and remove pets and wild animals. The Association shall have the authority to establish further rules and regulations regarding pets, and to include the levy of fines and assessments against Owners that violate such rules and regulations. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on any Lot, except for one dog house constructed for one (1) dog; provided always that the construction plans, specifications and the location of the

proposed structure have been first approved by Declarant, or its assigns. Doghouses shall only be allowed adjacent to the rear of the Dwelling Unit, concealed from public view. No dog runs or kennels may be constructed or installed on any Lot.

Section 6. Signs.

No sign of any kind, including billboards, unsightly objects or nuisances, shall be displayed on any Lot except for sign(s) approved in advance by Declarant, except one sign per Lot consisting of not more than six (6) square feet advertising a Lot as "For Sale." Notwithstanding the forgoing, Declarant shall be entitled to erect and maintain signs and billboards advertising the Property, the Project or portions of either, or for any other purpose, on any portion of the Property owned by Declarant or in the Common Areas or Maintenance Areas.

Section 7. Temporary Structures.

No residence or building of a temporary nature, including a construction trailer, shall be erected or allowed to remain on any Lot, and no barn, carport, trailer, modular home, open basement, storage building, outbuilding, or utility building shall be erected on any Lot or attached to any Dwelling Unit unless approved by Declarant. Provided, however, nothing herein shall prohibit Declarant or a builder (subject to the prior approval of Declarant) from erecting or moving temporary buildings onto Lots owned by Declarant or such builders, or Lots which Owner has contracted with such builders, to be used for storage, or for construction or sales offices. An Owner may erect a swing set, playground equipment, pool house or other non-prohibited structure on a Lot only after securing the prior written approval of Declarant. No structure or dwelling shall be moved from outside the Project to any Lot without written approval of Declarant.

Section 8. Utilities.

All utilities and utility connections shall be located underground, including electrical, telephone and cable television lines. Transformers, electric, gas or other meters of any type, and any exterior air conditioning condenser, or other apparatus shall be located at the rear or sides of the buildings constructed on Lots or, if approved by the Declarant, located elsewhere on the Lot provided they are adequately screened as required by the Declarant in accordance with the provisions of this Declaration.

Section 9. Sediment Control.

During any construction on any Lots, Owners of Lots shall install and maintain siltation fences until their Lots are sodded, which siltation fences shall be installed in a manner which will eliminate or substantially reduce erosion and run-off of soil. Declarant shall have the right to require the owners of Lots to install and maintain the siltation fences in such locations, configurations, and designs as the Declarant may determine appropriate in its sole and absolute discretion. Owner shall indemnify and hold the Association and the Declarant harmless from any and all liabilities, costs, expenses, causes of action, attorney fees, fines, penalties or assessments with respect to Owner's construction and grading activities, including, without limitation, Owner's failure to comply with governmental requirements during and following construction.

Section 10. Approved Builder.

All builders of residential Dwelling Units must be approved by Declarant prior to commencement of construction. Initially, the sole approved builder is Bloomfield Custom Homes, provided Declarant, in its sole and absolute discretion, may approve other builders.

Section 11. Tree Removal

No tree situated upon any Lot may be moved, removed, cut or destroyed unless complete plans describing the exact tree or trees to be moved, removed, cut or destroyed and the reason therefore, shall have been submitted to and approved in writing by Declarant. For purposes of this Section, "tree" shall mean and refer to a tree of any type with a diameter larger than one (1) inch at a height of five (5) feet. Unless waived in writing by the Association, each Owner shall repair and maintain in good condition any and all trees, shrubs, and bushes placed in and along the public easement areas on their Lot. Should any of such trees, shrubs or bushes be removed, die, or deteriorate into a poor condition, the Owner of the Lot shall, at its expense, replace such trees, bushes or shrubs with trees, bushes or shrubs of the same or similar quality. In the event such replacement does not occur upon thirty (30) days written notice from either the Declarant or the Association, then either the Declarant or the Association may cause such replacement to occur and charge the Owner of the Lot for such replacement as provided in this Declaration. Each Lot must be landscaped with no fewer than (3) trees, each no less than (3) caliper inches in diameter at five (5) feet of height and should be planted in the front yard. All landscaping should be installed during the first available planting season following substantial completion of the Dwelling Unit and no later than one year from commencement of construction of the Dwelling Unit. All landscaping plans to be approved by the Declarant as provided in Article II.

Section 12. Waste.

No Lot, street or road shall be used or maintained as a dumping ground for rubbish, trash or garbage. During construction of Improvements on a Lot, all rubbish and debris shall be stored and disposed in a manner satisfactory to Declarant.

Section 13. Unsightly or Unkempt Conditions.

Any action which might tend to cause disorderly, unsightly, or unkempt conditions shall not be pursued or undertaken on any Lot, other than in enclosed garages. No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any Dwelling Unit or Declarant approved suitable storage facility, except when in actual use. 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 unsightly to the neighborhood be visibly stored, parked or abandoned on any Lot. No unused building material, junk or rubbish shall be left exposed on the Lot except during actual building construction, and then only in as neat and inconspicuous a manner as possible. Produce or vegetable gardens may only be planted and maintained in rear yards. No vegetation on vacant Lots shall be allowed to reach a height in excess of twelve (12) inches. No clothesline shall be permitted outside of any Dwelling Unit at any time. No solar panels, windmills, exterior television or radio antenna or satellite receiving dish of any type shall be permitted on any Lot. Notwithstanding the foregoing, an antenna or dish that is designed to receive over-the-air video programming signals that does not exceed one meter in diameter, and that is attached directly to the Dwelling Unit may be permitted provided that the location and

size of the proposed antenna or dish is first approved by the Declarant. No tree houses, tool sheds, dollhouses, exterior solar heating or cooling devices, or similar structures shall be permitted on any Lot. Backup generators will be allowed but must be screened by dense landscaping to shield the generator from view. Plans for installation of backup generators and related improvements shall be subject to Declarant's review and approval. No propane tanks in excess of five (5) gallons will be permitted.

Section 14. Nuisances.

It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on such Owner's property. No Lot shall be used, in whole or in part, for the deposit, storage or burial of any property or thing that will cause such property to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No incinerator, trash burner or fuel tank shall be permitted on any Lot. No grass, weeds or other vegetation will be grown or otherwise permitted to commence or continue, and no dangerous, diseased or otherwise objectionable shrubs or trees will be maintained on any Lot so as to constitute an actual or potential public nuisance, create a hazard or undesirable proliferation, or detract from a neat and trim appearance. Trash containers, recycle bins and garbage cans shall be hidden from view until the day of disposal or pick-up.

Section 15. Parking: Storage.

No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar chattel shall be maintained or stored on any part of a Lot (other than in an enclosed structure) for more than ten (10) days within a calendar year. No motor vehicle may be parked or stored outside on any Lot, except vehicles driven on a regular basis by the occupants of the dwelling located on such Lot. No grading or excavating equipment, tractors or semi tractors/trailers shall be stored, parked, kept or maintained in any yards, driveways or streets. Notwithstanding the forgoing, this shall not apply to trucks, tractors or commercial vehicles which are necessary for the construction of Dwellings Units or other Improvements during the period of construction. All Lots shall provide at least the minimum number of off street parking areas or spaces for private passenger vehicles required by the applicable zoning ordinances of the City of Omaha, Nebraska.

Section 16. Construction.

All construction, landscaping or other work which has been commenced on any Lot must be continued with reasonable diligence to completion and partially completed Dwelling Units or other Improvements shall not be permitted to exist on any Lot, except during such reasonable time period as is necessary for completion. Construction of the Dwelling Unit, including landscaping, must be completed within one (1) year after the date upon which it commenced, unless a longer time is approved by Declarant. Grading plans must be submitted to and approved by Declarant prior to commencement of Improvements to any Lot. Any damage to the streets, roads or any part of any Common Area, Maintenance Area, or any utility system caused by an Owner or Owner's builder or such builder's subcontractors shall be repaired by such responsible Owner. Any builder of Improvements and such builder's subcontractors on any portion of the

Property shall keep such portion of the Property free of unsightly construction debris and shall similarly keep contiguous public and private areas free from any dirt, mud, garbage, trash, or other debris which is occasioned by construction of Improvements. No materials, debris or objects are to be stored or placed, temporarily or permanently, along with no construction activities or machinery of any sort, on the exterior of this perimeter. The Owner of such Lot is responsible for costs associated with the clean-up resulting from construction activities. In addition, the perimeter of the Building Envelope of such Lot must be enclosed with silt fencing prior to commencement of construction in such a manner to keep the exterior of such perimeter free from silt or other forms of run-off. All silt fencing which is damaged or not effective in preventing run-off shall be immediately repaired. The Declarant has the right, but not obligation, without notice to Owner of such Lot, to repair all silt fencing which remains damaged and/or not effective in preventing run-off, after twenty-four (24) hours notice to Owner at the expense of the Owner of such Lot. The foregoing restrictions shall be supplemental to the requirement of Article II, Section 9 of this Declaration.

Section 17. Recreational Improvements.

No tennis courts shall be allowed on a Lot. Swimming pools must have the prior approval of Declarant, and may not extend more than one (1) foot above ground level and comply with all other elements of this Declaration.

Section 18. Governmental Requirements.

Nothing herein contained shall be deemed to constitute a waiver of any governmental requirements applicable to any Lot and all applicable governmental requirements or restrictions relative to the construction of Improvements on and/or use and utilization of any Lot shall continue to be applicable and shall be complied with in regard to the Lots. Each Owner shall comply with all laws, regulations, ordinances and other governmental rules and restrictions in regards to the Lot(s) or other portion of the Property owned by such Owner (including, without limitation, applicable zoning and watershed laws, rules, regulations and ordinances).

Section 19. Conflicts with Master Declaration.

This Declaration is a "Supplemental Declaration" as such term is defined and used in the Master Declaration. In no event shall any term or provision in this Declaration revoke or modify the covenants, conditions, restrictions and easements provided for in the Master Declaration, the intent being that this Declaration shall be supplemental and subordinate to the Master Declaration. In the event of conflict between the covenants, conditions, restrictions and easements of the Master Declaration and this Declaration, the covenants, conditions, restrictions and easements in the Master Declaration shall control and take priority unless the provisions of this Declaration are more restrictive or impose additional requirements, in which event this Declaration shall control.

Section 20. Magellan Easement and Encroachment Agreement.

Each Owner of a Lot shall comply with the terms of the Magellan Easement and the Encroachment Agreement with respect to the construction and maintenance of Improvements on their Lot.

ARTICLE III.
HOMEOWNER'S ASSOCIATION

Section 1. The Association.

Declarant has caused or will cause the incorporation of STERLING RIDGE HOMEOWNERS ASSOCIATION, a Nebraska not for profit corporation (hereinafter referred to as the "Association"). The Association has as its purpose the promotion of the health, safety, recreation, welfare and enjoyment of the residents of Sterling Ridge Residential including:

- a) The acquisition, construction, landscaping, improvement, equipment, maintenance, operation, repair, upkeep and replacement of Common Facilities and other amenities and Improvements constructed on Common Areas for the general use, benefit and enjoyment of the Members. Common Facilities may include recreational facilities such as swimming pools, tennis courts, health facilities, playgrounds and parks, dedicated and nondedicated roads, paths, ways and green areas (including landscaping); decorative street lights and signs and entrances for the Project. Common Facilities may be situated on property owned or leased by the Association within the Project subdivision, on private property subject to an easement in favor of the Association or on public property.
- b) The promulgation, enactment, amendment and enforcement of rules and regulations relating to the use and enjoyment of any Common Facilities and Common Areas, provided always that such rules are uniformly applicable to all Members. The rules and regulations may permit or restrict use of the Common Facilities and Common Areas by Members, their families, their guests, and/or by other persons, who may be required to pay a fee or other charge in connection with the use or enjoyment of the Common Facility and Common Areas.
- c) The exercise, promotion, enhancement and protection of the privileges and interests of the residents of Sterling Ridge Residential; and the protection and maintenance of the residential character of Sterling Ridge Residential.
- d) To represent and vote the "Residential Tract", as such term is defined in the Master Declaration, interests under the Master Declaration.

Section 2. Membership.

The "Owner" of each Lot shall be a Member of this Association. The purchaser of a Lot under a land contract of similar instrument shall be considered to be the "Owner" of the Lot for purposes of this Declaration. Membership shall be appurtenant to ownership of each Lot, and may not be separated from ownership of any Lot. In addition, as long as the Declarant owns any part of the Property, Declarant shall be a Member of the Association.

Section 3. Classes of Voting Members.

The Association shall have two (2) classes of voting membership:

- a) Class A Member:

Class A Members shall be all Association Members with the exception of Declarant. Class A Members shall be entitled to one (1) vote for each Lot owned by such Association Member. When more than one (1) Person owns an interest (other than a leasehold or security interest) in any Lot, all such Persons shall be Members and the voting rights appurtenant to said Lot shall be exercised as they, among themselves, determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

b) Class B Member:

The sole Class B Member shall be Declarant. The Class B Member shall be entitled to twenty (20) votes for each Lot owned by Declarant.

Section 4. Relinquishment of Control.

Notwithstanding anything contained herein to the contrary, the Class B Association Membership shall cease and be converted to the Class A Association Membership upon the earliest to occur of (a) the date on which Declarant no longer owns any part of the Property; (b) the date Declarant shall elect, in its sole discretion, that the Class B membership cease and be converted to the Class A membership; or (c) December 31, 2026. The earliest to occur of (a), (b) or (c) above shall herein be referred to as the "Turnover Date." After the Turnover Date and for so long as Declarant owns any part of the Property, Declarant shall be a Class A Association Member.

Section 5. Purposes and Responsibilities.

The Association shall have the powers conferred upon not-for-profit corporations by the Nebraska Nonprofit Corporation Act, and all powers and duties necessary and appropriate to accomplish the Purposes and administer the affairs of the Association. The powers and duties to be exercised by the Board of Directors of the Association, as further provided for in the Bylaws shall include but not be limited to the following:

- a) The acquisition, development, maintenance, repair, replacement, operation and administration of Common Areas, Common Facilities, and Maintenance Areas in good and neat condition, and the adoption and enforcement of rules and regulations relating to the Common Facilities.
- b) The landscaping, mowing, watering, maintenance, repair and replacement of Common Areas and Maintenance Areas and improvements on green space, Common Areas and Maintenance Areas, within or near the Project.
- c) To the extent not maintained by the City of Omaha, Nebraska, or other governmental entity, as the case may be, the Association shall maintain or cause to be maintained the medians and associated landscaping and related improvements along and within the Roadways.
- d) The Common Areas and Maintenance Areas shall be kept clean and free from debris and maintained in a safe and orderly condition, together with the landscaping thereof, in accordance with the highest standards for first-class residential developments.

- e) Except for portions of Common Areas and Maintenance Area located within a Lot (if any), the Association shall not be responsible for the maintenance of any Lot or any portion of any Lot or the improvements within the boundaries thereof.
- f) The fixing, levying, collecting, abatement, and enforcement of all charges, dues, or assessments made pursuant to the terms of this Declaration.
- g) The expenditure, commitment and payment of Association funds to accomplish the purposes of the Association including, but not limited to, payment for purchase of insurance covering any Common Area or Common Facility against property damage and casualty, and purchase of liability insurance coverage and directors and officers liability coverage for the Association, the Board of Directors of the Association and the Members.
- h) The exercise of all of the powers and privileges, and the performance of all of the duties and obligations of the Association as set forth in this Declaration, as the same may be amended from time to time.
- i) The acquisition by purchase or otherwise, holding or disposition of any right, title or interest in real or personal property, wherever located, in connection with the affairs of the Association.
- j) The deposit, investment and reinvestment of Association funds in bank accounts, securities, money market funds or accounts, mutual funds, pooled funds, certificates of deposit or the like.
- k) The employment of professionals and consultants to advise and assist the Officers and Board of Directors of the Association in the performance of their duties and responsibilities for the Association.
- l) General administration and management of the Association and execution of such documents and doing and performance of such acts as may be necessary or appropriate to accomplish such administration or management.
- m) The doing and performing of such acts, and the execution of such instruments and documents, as may be necessary or appropriate to accomplish the purposes of the Association.

Section 6. Mandatory Duties of the Association.

The Association shall:

- a) Maintain and repair the Common Areas, Common Facilities, Maintenance Areas in good repair and neat condition, including Outlot A;
- b) Represent and vote the "Residential Tract", as such term is defined in the Master Declaration, interests under the Master Declaration; and

- c) In the event any Owner of a Lot shall fail to perform and fulfill his obligations and responsibilities of this Declaration, including, without limitation those prescribed in Article II, Sections 9, 11 and 16, the Association may, in its sole discretion, perform or have performed such obligation or responsibility. If the Association undertakes to perform or have performed the responsibilities of the Owner, the cost of such performance plus a fifteen percent (15%) administrative charge shall be assessed against the Owner, and the Owner shall be obligated to promptly pay such sums to the Association. Assessment of such costs shall be made by written demand from the Association for payment by the Owner. If such assessment is not paid within thirty (30) days after written demand from the Association, such assessment shall constitute a lien on the Lot, which lien shall attach, have the priority and be enforceable by the Association in the same manner as liens for assessments and dues as provided in this Declaration. The Association shall have the right, but not the obligation, to file of record a Notice of Lien Liability.
- d) To provide for the maintenance of the Outlots, and to specifically provide for the maintenance of Outlots B and C in a good and serviceable condition, and to contract for removal of snow, ice, debris and other impediments to travel as reasonable and advisable for the use by the Owners of the Estate Lots.

Section 7. Imposition of Dues and Assessments and Abatement.

The Associations may fix, levy and charge the Owner of each Lot with dues and assessments (herein referred respectively as "dues and assessments") under the following provisions of this Declaration. Except as otherwise specifically provided, the dues and assessments shall be fixed by the Board of Directors of the Association and shall be payable at the times and in the manner prescribed by the Board. Notwithstanding any other provision of this Declaration, the Board of Directors may abate all or part of the dues or assessments due in respect of any Lot.

Section 8. Liens and Personal Obligations for Dues and Assessments.

The assessments and dues, together with interest thereon, costs and reasonable attorneys' fees, shall be the personal obligation of the Owner of each Lot at the time when the dues or assessments first become due and payable. The dues and assessments, together with interest thereon, costs and reasonable attorneys' fees, shall also be a charge and continuing lien upon the Lot in respect of which the dues and assessments are charged. The personal obligations for delinquent assessments shall not pass to the successor in title to the Owner at the time the dues and assessments become delinquent unless such dues and assessments are expressly assumed by the successors, but all successors shall take title subject to the lien for such dues and assessments, and shall be bound to inquire of the Association as to the amount of any unpaid assessments or dues.

Section 9. Purpose of Dues.

The dues collected by the Association may be committed and expended to accomplish the purposes of the Association described in Section 1 of this Article III, and to perform the powers, responsibilities, and duties of the Association described in Section 5 and Section 6 of this Article III.

Section 10. Maximum Annual Dues.

Unless excess dues have been authorized by the Members in accordance with Section 13, below, the aggregate dues which may become due and payable in any year shall not exceed the greater of:

- a) Five Hundred Fifty and no/100 Dollars (\$550.00) per Lot.
- b) In each calendar year beginning on January 1, 2018, one-hundred ten percent (110%) of the aggregate dues charged in the previous calendar year.

This restriction of maximum annual dues shall not apply to those assessments levied only against the Estate Lots in accordance with Article III, Section 17, below.

Section 11. Assessments for Extraordinary Costs.

In addition to the dues, the Board of Directors may levy an assessment or assessments for the purpose of defraying, in whole or in part, the costs of any acquisition, construction, reconstruction, repair, painting, maintenance, improvement, or replacement of any Common Facility, including fixtures and personal property related thereto, and related facilities. Unless excess assessments have been authorized by the Members in accordance with Section 13 below, the aggregate assessments in each calendar year shall be limited in amount to Five Hundred and no/100 Dollars (\$500.00) per Lot.

Section 12. Excess Dues and Assessments.

With the approval of sixty percent (60%) of the Members of the Association, the Board of Directors may establish dues and/or assessments in excess of the maximums established in this Declaration.

Section 13. Uniform Rate of Assessments.

Except for assessments as provided in Article III, Section 6, Subparagraph (c) and Article III Section 17, assessments and dues shall be fixed at a uniform rate as to all Lots, provided dues may be abated as to individual Lots as provided in Article III, Section 7 above.

Section 14. Certificate as to Dues and Assessments.

The Association shall, upon written request and for a reasonable charge not to exceed \$20.00, furnish a certificate signed by an officer of the Association setting forth whether the dues and assessments on a specified Lot have been paid to the date of request, the amount of any delinquent sums, and the due date and amount of the next succeeding dues, assessment or installment thereof. The dues and assessments shall be and become a lien as of the date such amounts first become due and payable.

Section 15. Effect of Nonpayment of Assessments and Remedies of the Association

Any installment of dues or assessments that is not paid within ten (10) days of when due shall be subject to a late payment fee equal to the lesser of \$25 or 5% of the delinquent amount. Any installment of dues or assessments which is not paid within thirty (30) days of when due shall be delinquent. Delinquent dues or assessment shall bear interest from the due date at the lower of the highest legal rate permitted under Nebraska law or sixteen percent (16%) per annum,

compounded annually. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot or Lots, and pursue any other legal or equitable remedy. The Association shall be entitled to recover as a part of the action and shall be indemnified against the interest, costs and reasonable attorneys' fees incurred by the Association with respect to such action. No Owner may waive or otherwise escape liability for the charge and lien provided for herein by non-use of the Common Area or abandonment of his Lot. The mortgagee of any Lot shall have the right to cure any delinquency of an Owner by payment of all sums due, together with interest, costs and fees. The Association shall assign to such mortgagee all of its rights with respect to such lien and right of foreclosure and such mortgagee may thereupon be subrogated to any rights of the Association.

Section 16. Subordination of the Lien to Mortgagee.

The lien of dues and assessments provided for herein shall be subordinate to the lien of any mortgage, contract or deed of trust given as collateral for construction of a Dwelling Unit or for a home improvement or purchase money loan. Sale or transfer of any Lot shall not affect or terminate the dues and assessment lien or relieve the selling or transferring Owner from personal liability for their existing dues or assessments.

Section 17. Assessments for Estate Lots.

The Association shall levy an assessment or assessments for the purpose of paying, in whole or in part, the costs of any acquisition, construction, reconstruction, repair, painting, maintenance, improvement or replacement of the street improvements constructed on Outlots B and C. Such assessments shall be levied exclusively against the Estate Lots. Among the Estate Lots, such assessments shall be uniform as to all Estate Lots, provided that dues may be abated as to any individual Estate Lot as provided under Article III, Section 7, above. The Association shall separately account for the assessments against the Estate Lots in performing the services identified in Article III, Section 6, subsection (d), above. The Association shall separately account of assessments against the Estate Lots under this Section. The Association shall endeavor to levy assessments under this Section on an annual basis in an amount necessary to pay the expenses contemplated hereunder; however, the Association may levy additional assessments against the Estate Lots as necessary and convenient. Any assessments levied pursuant to this Section may be enforced and collected in the same manner as all of the dues and assessments contemplated by this Declaration.

ARTICLE IV.

EASEMENTS AND OTHER RIGHTS

Declarant, in addition to any other easements granted herein, hereby reserves unto itself, its successors and assigns, and grants to the Association and any other persons or entities hereinafter set forth, easements on, upon, over, across, through and under the Property as described in this Article IV. In addition, Declarant hereby reserves unto itself, its successors and assigns, the right, on behalf of itself and the Association, to grant additional easements on, upon, over, across, through and under the Common Areas and any portion of the Property owned by Declarant as deemed to be in the best interests of and proper for the Project, including, but not limited to, easements in favor of Declarant, the Master Association, the Association, the Owners,

and all their family members, guests, invitees and tenants and to various governmental and quasi-governmental authorities and agencies and private concerns for the purposes and uses hereinafter specified. Unless otherwise specified in this Article IV, all easements reserved and granted herein shall be non-exclusive and shall be perpetual in duration notwithstanding the termination or expiration of the term of this Declaration.

Section 1. Use of Common Areas.

Subject to any rules, regulations and restrictions on use as set forth in this Declaration or in rules and regulations hereafter imposed by the Association, Declarant grants and reserves an easement in favor of Declarant, the Association, the Owners and all their family members, guests, invitees and tenants for ingress and egress and to otherwise travel across and use the Common Areas and Common Facilities on a non-exclusive basis.

Section 2. Private Drive Easement.

Each Estate Lot Owner is hereby granted a permanent and nonexclusive easement for access, ingress and egress over, upon and across Outlots B and C for the purpose of pedestrian and vehicular access to and from each Estate Lot. Such use by the Owner of any Estate Lot shall not be permitted to include any action which impedes traffic or impairs the ability of any Owner to make use of Outlots B and C as contemplated by this Section. Access to and use of Outlots B and C shall be limited to the Declarant, the Association, and the Owners and all their family members, guests, invitees and tenants of the Estate Lots.

Section 3. Right of the Association and Declarant to Enter Upon the Common Areas and Maintenance Areas.

Declarant hereby reserves for the benefit of itself, and grants to the Association and all agents, contractors, employees or other designees of Declarant or the Association, an easement for ingress, egress and access to enter upon or over the Common Areas, Maintenance Areas and Common Facilities for the purposes of inspecting any construction, proposed construction, or fulfilling the rights, duties and responsibilities of ownership, administration, maintenance and repair of the Common Areas, Maintenance Areas and Common Facilities. Such easement includes an easement in favor of the Association and Declarant to enter upon the Common Areas, Maintenance Areas and Common Facilities now or hereafter created to use, repair, maintain and replace the same for the purposes for which they are initially designated or for such purposes as they are hereafter redesignated or as Declarant otherwise determines them to be reasonably suited.

Section 4. Maintenance Areas.

Declarant hereby reserves, for the benefits of itself, its agents, contractors and employees, and grants to the Association, its agents, contractors and employees, easements as follows:

- a) An Easement for the purposes of landscaping and maintaining entryways and erecting and maintaining entrance monument(s) for the Project, including the right to erect and maintain entrance monument(s) thereon bearing the name of the Project, and to erect and maintain lighting for such monument(s), plantings, landscaping, irrigation systems and other Improvements typically used for entryways.

- b) An Easement for the installation, maintenance, repair and removal of Improvements in easement areas within of the Project.

Section 5. Declarant's Right to Assign Easements, Maintenance of Easement Areas.

Declarant shall have the right to assign and convey, in whole or in part, the easements reserved by it hereunder. The areas burdened by the easements and rights-of-way reserved by Declarant on each Lot or other portion of the Property pursuant hereto, including any Improvements in such areas, which are not to be maintained by the Association or a public authority or utility, shall be maintained continuously by each Owner of such Lot or other portion of the Property, but no structures, plantings or other material shall be placed or permitted to remain upon such areas or other activities undertaken thereon which may damage or interfere with the installation or maintenance of utilities or other services, or which may retard, obstruct or reverse the flow of water or which may damage or interfere with established slope ratios or create erosion problems. Notwithstanding the above, the Association and/or Declarant shall have the right, but not the obligation, to maintain the landscaping in the easement areas on any Lot.

Section 6. Easement Reserved for the Association and Declarant.

An easement for access, ingress and egress over upon and across the Lots is hereby reserved by Declarant for itself and granted to the Association to perform their respective rights, duties and obligations under this Declaration.

Section 7. Other Easements.

Other easements are provided for in the final plat of Sterling Ridge which is filed in the Register of Deeds of Douglas County, Nebraska.

ARTICLE V.

ARCHITECTURAL AND LANDSCAPING CONTROL

Section 1. General.

Notwithstanding anything contained in this Declaration to the contrary, no Improvements, including without limitation, site preparation on any Lot, change in grade or slope of any Lot, or erection of buildings or exterior additions or alterations to any building situated upon the Property, erection of or changes or additions in fences, hedges walls and other structures, and landscaping, or any cutting of trees on any Lot or Common Area or Maintenance Area, shall be commenced, erected or maintained on any portion of the Property, except in compliance with the Encroachment Agreement and subject to the provisions of Article II hereof, until Declarant has approved the plans and specifications therefore and the location of such Improvements and has given its approval for commencement of construction. In addition to any standards established pursuant to this Declaration, Declarant may establish, by Additional Declarations, architectural and landscaping control standards, guidelines and restrictions in regards to various sections of the Property. Except has otherwise expressly provided herein, the provisions of this Article V shall not apply to the construction of any Improvements commenced, erected or maintained by Declarant on any Lot or upon any of the Common Areas or Maintenance Areas.

Section 2. Architecture of Dwelling Units and Structures.

- a) All foundations shall be constructed of concrete, concrete blocks, brick or stone. All foundation walls which are street exposed shall be constructed of, or faced with, brick or other material approved in writing by Declarant.
- b) All driveways must be constructed of concrete, brick, paving stone, laid stone or other materials approved by Declarant.
- c) Fireplace chimneys shall be covered with brick, or other material approved in writing by Declarant.
- d) The roof of all Improvements shall be covered with materials approved by Declarant. Roofs are to be constructed with approved materials to include clay, tile, rubber, concrete or presidential style (or equivalent quality) asphalt shingles.
- e) Dwelling Units and garages on any Lot shall not be erected and or maintained outside of the building setbacks of such Lot.
- f) The façade for all street facing structures will consist of brick, stone, stucco, EIFS or other approved similar finishes and will wrap the side of the structure a minimum of two (2) feet. The front surface of the structure will have a minimum of 30% of the total surface area covered with brick or stone.

Section 3. Landscape

- a) Landscaping shall be installed during the first available planting season following substantial completion of the Dwelling Unit. All landscaping described within this Article shall be completed within one (1) year from the date that construction of the Dwelling Unit was commenced.
- b) The uncovered portions of any Lot disturbed by construction shall be covered with sod.
- c) No fewer than three (3) trees, each not less than three (3) caliper inches in diameter, shall be planted in the front yard of each Dwelling Unit.
- d) Each Dwelling Unit shall be landscaped with a mixture of plant materials consisting of a representative sample of shade trees, ornamental trees, evergreen trees, evergreen shrubs, deciduous shrubs and perennials/groundcovers. Red cedar or other invasive species of trees shall not be permitted.
- e) The Owner of a Lot shall maintain in good health any applicable street plantings on such Lot. Any such plantings which die, or are in an unhealthy and/or unsightly condition, must be replaced, with prior approval of Declarant, at the expense of the Owner of such Lot, with planting of variety and size as originally planted. If such replacement does not

occur in a timely fashion, such plantings may, following thirty (30) days notice to the Owner, be replaced at the discretion of Declarant and at the expense of the Owner.

Section 4. Mailboxes.

Each Lot Owner shall pay a Five Hundred Dollar (\$500.00) mailbox fee to Declarant, promptly upon first occupancy of the Residential Structure. Mailboxes will be constructed by Declarant and located as directed by the United States Postal Service.

ARTICLE VI
LOT RE-SALES AND BUYBACK

Section 1. Applicability of Lot Re-Sales.

Except for sales and conveyances by Declarant, no Undeveloped Lot may be sold by any Owner except in compliance with the provisions of this Article VI.

Section 2. Right of First Refusal.

- a) Before any Undeveloped Lot (or any ownership therein) may be sold to any Person other than Declarant, the Owner of such Undeveloped Lot shall first deliver to Declarant an offer in writing to sell the Undeveloped Lot to Declarant or its successors for the Original Purchase Price plus 2% per annum from the date of closing of the original purchase (an "Offer Notice"). The Offer Notice shall include the Owner's address, a copy of the bona fide offer to purchase the Undeveloped Lot and shall indicate that Owner is offering the said Lot for sale to Declarant pursuant to this right of first refusal. If Declarant or its successors does not accept or reject in writing said offer of sale within thirty (30) days from the date of receipt of the Offer Notice, then the Owner or Owners of such Undeveloped Lot shall have the right to sell the said Lot to the third party making such bona fide offer pursuant to and in accordance with the terms of such bona fide offer, without any further additional obligation to offer the said Lot to Declarant. Declarant shall have this right of first refusal with regard to each bona fide offer which an Owner receives for the purchase of an Undeveloped Lot. Any Owner who buys an Undeveloped Lot from another Owner shall be governed by the provisions of this Article and the failure to exercise or rejection of the right of first refusal with respect to any Offer Notice shall not limit Declarant's rights of first refusal with respect to any subsequent proposed sale of any Undeveloped Lot. Provided, however, the right of first refusal reserved by Declarant pursuant to this Article VI, Section 2 shall be valid and enforceable with respect to any Undeveloped Lot only for a period of fifteen (15) years from the date of the conveyance of such Undeveloped Lot from Declarant to an Owner other than Declarant, and upon the expiration of said fifteen (15) year period, the Owner or Owners of such Lot shall have the right to sell the Undeveloped Lot to any third party without the obligation to offer the Lot to Declarant. Further provided that this Article VI, Section 2 shall not be applicable with respect to any foreclosure sale of a first lien deed of trust or first lien mortgage on a Lot or deed in lieu thereof which is made and delivered in good faith, In each instance where an Offer Notice is delivered to Declarant by an Owner, Declarant shall determine in its sole discretion and on a case by case basis whether to

exercise its right of first refusal, and such determination may be made on such basis and for any reason as Declarant in its sole discretion shall choose. Should an Owner fail to comply with the provisions of this Article VI, Section 2 and sell an Undeveloped Lot without delivering an Offer Notice to Declarant in accordance with the terms hereof, then the purchaser of such Lot shall purchase such Lot subject to the right of first refusal herein granted, and Declarant shall thereafter at any time have the right to purchase such Lot according to the provisions of this Article, whether or not it is subsequently improved, from the purchaser thereof at the price as set forth in this Article VI, Section 2, and shall also be entitled to any other rights and remedies available at law or in equity for the violation of this Article VI, Section 2.

- b) The personal representative, heirs, successors and assigns of any Owner who dies while owning an Undeveloped Lot, or the donee of a gift of an Undeveloped Lot from an Owner, shall become an Owner subject to the terms and conditions of this Declaration and any subsequent sale, transfer and conveyance of such Lot shall be governed by the provisions of this Article.
- c) In the event that Declarant exercises its right of first refusal pursuant to Article VI, Section 2(a) above, the closing of the conveyance of such Lot shall occur within thirty (30) days after receipt by the Owner of written notice from Declarant or its successors that it elects to exercise its right of first refusal with respect to such Lot. At closing, Declarant shall make payment to such Owner of the purchase price. The Owner shall deliver to Declarant a warranty deed conveying fee simple marketable title to the Lot free and clear of all liens and encumbrances except those that existed immediately prior to the time of the acquisition of the Lot by such Owner, the lien of ad valorem taxes for the current year and any other liens and encumbrances which may be approved by Declarant. In the event the closing occurs after the death of an Owner, Declarant may, in its discretion, require the personal representative of the Owner to post such bonds or other assurances as Declarant may deem reasonable in order to protect Declarant from any loss which might be caused by the failure to pay any federal or state inheritance tax or the failure to pay the claims of any creditors who may have a lien on the Lot superior to Declarant's rights as a purchaser of said Lot.
- d) The right of first refusal reserved by Declarant in this Article VI, Section 2 shall run with the title to each Lot in the Project and be binding upon each purchaser of a Lot from Declarant and upon any subsequent Owner of a Lot, whether such Owner purchased such Lot from Declarant or from a third party. The provisions of this Article VI, Section 2 shall constitute record notice to all purchasers of Lots in the Project of the right of first refusal herein reserved, and no additional language in any deed of conveyance of a Lot and no recording of any additional instrument shall be required to make all Owners of Lots in the Project subject to the provisions of this Article VI, Section 2.

Section 3. Right of Reverter.

- a) Should any Lot remain an Undeveloped Lot for three (3) years from the date of closing of the purchase of a Lot from Declarant (the "Purchase Option Date"), whether or not such Lot has been repurchased by any subsequent parties, the Declarant shall have the right,

but not the obligation, to purchase such Lot from the Owner until the date that is three (3) years from the Purchase Option Date, while the Lot remains an Undeveloped Lot. The Price at which the Undeveloped Lot may be repurchased under this Article VI, Section 3 shall equal the Original Purchase Price plus 2% per annum from the date of closing of the original purchase. In the event that Declarant desires to repurchase a Lot under the provisions of this Article VI, Section 3, Declarant shall deliver notice of exercise of such right to Owner.

- b) In the event that Declarant exercises its right to purchase a Lot pursuant to Article VI, Section 3 a) above, the closing and transfer of title shall occur in accordance with the same procedures and requirements as set forth in Article VI, Section 2 c) above.
- c) The option to purchase reserved by Declarant in this Article VI, Section 3, shall run with the title to each Lot in the Project and be binding upon each purchaser of a Lot from Declarant and upon any subsequent Owner of a Lot, whether such Owner purchased such Lot from Declarant or from a third party. The provisions of this Article VI, Section 3 shall constitute record notice to all purchasers of Lots in the Project of the option to purchase reserved, and no additional language in any deed of conveyance of a Lot and no recording of any additional instrument shall be required to make all Owners of Lots in the Project subject to the provisions of this Article VI, Section 3.

ARTICLE VII. GENERAL PROVISIONS

Section 1. Duty of Maintenance.

Except for those portions, if any, of a Lot which the Association may elect to maintain to repair hereunder, the Owner of any Lot shall have the duty and responsibility, at such Owner's sole cost and expense, to keep the Lot(s) owned by such Owner, including Improvements thereon and ground and drainage easements or other rights-of-way incident thereto, in compliance with the covenants, conditions, restrictions and development standards contained in this Declaration (to the extent applicable), and in the Master Declaration, and otherwise in a well-maintained, safe, clean and attractive condition at all times. Such maintenance, as to unimproved and improved Lots, shall include, but shall not be limited to, the following:

- a) Prompt removal of all litter, trash, refuse, and waste;
- b) Keeping land, including lawns and shrub beds, well maintained and free of trash, uncut grass and weeds;
- c) Keeping all sediment resulting from land disturbance or construction confined to the respective Owner's Lot; and
- d) Complying with all governmental requirements.

In addition, such maintenance, as to improved Lots, shall include, but shall not be limited to, the following:

- 1) Lawn mowing on a regular basis;
- 2) Tree and shrub pruning;
- 3) Watering by means for a lawn sprinkler system and/or hand watering as needed;
- 4) Keeping exterior lighting and mechanical facilities in working order;
- 5) Keeping lawn and garden areas alive;
- 6) Removing and replacing any dead plant material;
- 7) Keeping parking areas and driveways in good repair;
- 8) Repainting of Improvements; and
- 9) Repair of damage and deterioration to Improvements, it being understood and agreed that if any Improvements are damaged or destroyed by fire or other casualty, then within six (6) months following the date such damage or destruction occurs, the Owner of the Lot on which such Improvements are situated, must repair and restore such damaged Improvements (in accordance with provisions in this Declaration) or remove such damaged Improvements and restore Lot to its condition existing prior to the construction of such Improvements.

Section 2. Powers.

Except for the authority and powers specifically granted to the Declarant, the Declarant, the Association, or any owner of a Lot named herein shall have the right, but not the obligation, to enforce by a proceeding at law or in equity, all reservations, restrictions, conditions, and covenants now or hereinafter imposed by the provisions of this Declaration either to prevent or restrain any violation or to recover damages or other dues of such violation. Failure by the Declarant, Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 3. Duration.

The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity. This Declaration may be amended by Declarant, or any person, firm, corporation, partnership, or entity designated in writing by Declarant, in any manner which it may determine in its full and absolute discretion for a period of five (5) years from the date of recording of this Declaration. Thereafter this Declaration may be amended, modified or terminated by an instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots covered by this Declaration.

Section 4. Changes and Amendments.

By written consent of the Declarant for a period of ten (10) years from the date hereof, any or all of the covenants, conditions, restrictions, and easements as they apply to a Lot may be waived, modified, or amended for any Lot, in any manner, for such a time period, and on such conditions, if any, which the Declarant may determine in its full and absolute discretion after considering the benefits and detriments which the waiver, modification or amendment will have on the Project and the Owner requesting the waiver. Declarant's decision on any requested waiver, modification or amendment shall be final and there shall be no right of appeal of Declarant's decision. No responsibility, liability or obligation shall be assumed by or imposed upon Declarant by virtue of the authority granted to Declarant in this Section, or as a result of any act or failure to act by Declarant with respect to any requested waiver, modification, or amendment.

Section 5. Termination of Status.

Declarant, or its successor or assign, may terminate its status as Declarant under this Declaration, at any time, by filing a Notice of Termination of Status as Declarant. Upon such filing, the Declarant may appoint a successor, or in the absence of such appointment the Association may appoint itself or another entity, association or individual to serve as Declarant, and such appointee shall thereafter serve as Declarant with the same authority and powers as the original Declarant.

Section 6. Notices.

Any notices required herein to be delivered to an Owner shall be deemed sufficient if personally delivered to an Owner or if deposited in the United States Mail, by certified or registered mail, prepaid and addressed to the Owner at the residential address assigned to the Owners Lot. The effective date of notices shall be the date of delivery if personally delivered or the date of mailing if mailed.

Section 7. Miscellaneous.

Invalidation of any covenant or provision in this Declaration by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect. Time is of the essence for purposes of this Declaration.

**[Space Below Intentionally Left Blank –
Signature Page to Follow]**

IN WITNESS WHEREOF, the Declarant has caused these present to be executed effective as of the date and year first above written.

DECLARANT:

SWEETBRIAR IV, LLC, a Nebraska limited liability company

By: Barrett L. L. James
Barrett L. L. James, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 25 day of May, 2017, by Barrett L. L. James, Manager of Sweetbriar IV, LLC, a Nebraska limited liability company, on behalf of the company.

Emily O'Connor
Notary Public



CONSENT, ACKNOWLEDGMENT AND JOINDER

The Sterling Ridge Homeowner's Association hereby consents to, acknowledges, and joins in the making of the foregoing Amended Declaration, and, to the extent permitted or required by law, ratifies such Amendment as if made by the Association.

Sterling Ridge Homeowner's Association

By: Kristin R. Ellenberger
Kristin R. Ellenberger President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 25 day of May, 2017, by Kristin Ellenberger, President of the Sterling Ridge Homeowner's Association, a Nebraska non-profit corporation, on behalf of the corporation.

Emily O'Connor
Notary Public

