



(Space above line for recording information)

MEMORANDUM OF AGREEMENT FOR
The Rows at Coventry, Lots 1 - 180

WHEREAS, the City of Omaha, Nebraska (the "City") and 78 Group Investments, LLC (the "Developer"), a Nebraska Limited Liability Corporation, having an office for the transaction of business at 1915 S. 38th Avenue, , Omaha, Nebraska, did on or about the 22 day of June, 2021, make, execute and deliver, each to the other, a Subdivision Agreement (the "Agreement"), under which Developer agreed, in accordance with the terms of the Agreement, to develop and maintain certain real property located within the City and is or shall be more particularly described as follows:

Lots 1 – 180 The Rows at Coventry, as further described on Exhibit "A" attached hereto (hereinafter referred to as the "Development Property"); and

WHEREAS, the City and Developer desire to record a Memorandum of the Agreement referring to the Development Property and their respective interests therein.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. The recording of this Memorandum of Agreement for The Rows at Coventry, Lots 1 - 180 shall serve as notice to the public that the Agreement contains 1) provisions regulating and restricting development and use of the Development Property, 2) the improvements to be installed, located and/or operated on such Development Property, and 3) ongoing and future rights and duties of the Developer (or their successors and assigns).

2. All of the provisions of the Agreement and any subsequent amendments thereto, if any, even though not set forth herein, are by the filing of this Memorandum of Agreement for The Rows at Coventry, Lots 1 - 180 made a part hereof by reference. Anyone making any inquiry or claim regarding any of said Development Property in any manner whatsoever shall be fully advised

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as to all of the terms and conditions of the Agreement, and any amendments thereto, as if the same were fully set forth herein.

3. A copy of the Agreement and any subsequent amendments thereto, if any, shall be maintained on file for public inspection during ordinary business hours in the office of the City Clerk, Omaha, Nebraska.

4. The topics, regulations, rights, and duties contained in the Agreement include, but are not limited to, the following:

- a. The owners of Lots 1 - 180, The Rows at Coventry, shall be members of The Rows at Coventry Owners Association.
- b. All permanent maintenance (including repair, upkeep, replacement, and snow removal) of the pavement in Outlot A, The Rows at Coventry, and in Outlots F through S (inclusive), The Rows at Coventry, shall be the responsibility of The Rows at Coventry Owners Association.
- c. Some or all of the lots within the subdivision do not have frontage to public right-of-way and/or a public street. Such lots will be served by a paved access that will be privately maintained; no maintenance will be performed on this access by the City.

IN WITNESS WHEREOF, the City and Developer have executed this Memorandum of Agreement for The Rows at Coventry on the 22nd day of JUNE, 2021.
Benjamin Katt, **DEVELOPER**

By [Signature] 6/22/21
Date

CITY OF OMAHA, NEBRASKA

[Signature] 9-22-2021
Mayor Date

ATTEST:

[Signature] 9-22-2021
City Clerk Date

APPROVED AS TO FORM:

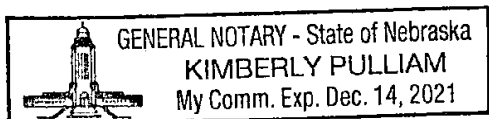
[Signature] 9/16/21
Assistant City Attorney Date

Imprinted Seal

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 22nd day of September, 2021, before me, a Notary Public in and for said County, personally came Elizabeth Butler, City Clerk of the City of Omaha, Nebraska, a Municipal Corporation, to me personally known to be the respective officer of said Municipal corporation and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as City Clerk and the voluntary act and deed of said Municipal Corporation. WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal:

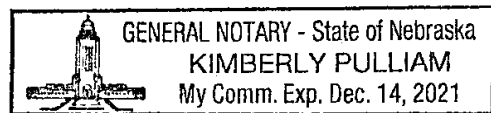


Kimberly Pulliam
NOTARY PUBLIC

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 22nd day of September, 2021, before me, a Notary Public in and for said County, personally came Jean Stohert, Mayor of the City of Omaha, Nebraska, a Municipal Corporation, to me personally known to be the respective officer of said Municipal corporation and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be her respective voluntary act and deed as Mayor and the voluntary act and deed of said Municipal Corporation. WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal:



Kimberly Pulliam
NOTARY PUBLIC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

On this 22nd the day of June, 2021, before me, a Notary Public in and for said County and State, personally appeared Benjamin Katt, Member of 78 Group Investments, LLC, who executed the above and acknowledged the execution thereof to be their voluntary act and deed.

Heather Czerwinski
NOTARY PUBLIC
My Commission expires Nov 8, 2021.

