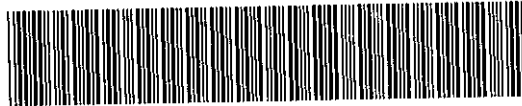


BK 1488 PG 217-219

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2003 JAN 22 PM 2:50



MISC 2003 02493

RECEIVED

AGREEMENT FOR LIMITED MAINTENANCE OF OUTLOT

This Agreement is made by and between the Westin Hills West Three Townhome Owners Association (the "Association"), for itself, its successors and assigns, and Celebrity Townhomes, Inc. (the "Owner"), for itself as owner of Lot 1, Westin Hills West Replat Thirteen ("Lot 1"), and any successors-in-interest to the ownership of Lot 1, Westin Hills West Replat Thirteen.

RECITALS:

WHEREAS, the Association was formed for the benefit of the townhomes family homes within the Westin Hills West subdivision, and the Owner owns Lot 1 which is located at 15024 Tibbles Street, Omaha, Nebraska.

WHEREAS, the Association is charged with the duty of maintaining the outlots, including Outlot A, Westin Hills West Replat Thirteen ("Outlot A") within the Westin Hills West subdivision as identified in the Declaration of Covenants for Westin Hills West Three and all owners of townhome property encumbered by such Declaration are obligated by covenant to contribute to the cost of maintaining the outlots within the area served through payments of dues and assessments to the Association.

WHEREAS, Outlot A requires watering and serves as an aesthetic area for the benefit of the members of the Association as property owners within the subdivision.

WHEREAS, the parties desire to enter into this Agreement for the purpose of providing for the Association's payment of the limited maintenance and consideration for Owner's limited maintenance of the outlot.

WITNESSETH:

NOW THEREFORE, in consideration of the foregoing premises and the mutual covenants hereinafter set forth, the parties agree as follows:

1. Celebrity Townhomes, Inc., shall install a sprinkler system on the outlot that shall connect to the sprinkler system and water source on Lot 1 and, other than watering as provided herein, the Association shall otherwise maintain Outlot A;
2. Owner and its successors-in-interest to Lot 1 shall water Outlot A in such a manner so as to keep the vegetation on the outlot alive and in a neat and clean condition.

RETURN TO:
FULLENKAMP, DOYLE & JOBEUN
11440 WEST CENTER ROAD
OMAHA, NEBRASKA 68144-4482

29228

misc 3
2

REC 16.00 MC-43447
FB MC-43447

BKP _____ C/O _____ COMP _____
DEL _____ SCAN [initials] FV _____

3. The Association shall pay the entire water bill monthly for Lot 1 which shall include all residential uses for Lot 1, but shall not include any extraordinary uses by neighboring lots other than Outlot A or any commercial uses. This Agreement shall be deemed to grant the authority to the Association to contact Metropolitan Utilities District, or any successor-in-interest, and effect the change in responsible party with such water provider so that the water bill for Lot 1 shall be mailed directly to the Association for payment by the Association each month.

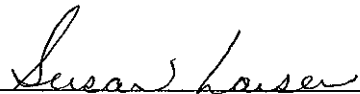
4. The parties agree that this Agreement is solely between the Association and the Owner, and its successors-in-interest to ownership of Lot 1 and that this Agreement shall run with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the 13th day of January 2003.

WESTIN HILLS WEST THREE
TOWNHOME OWNERS ASSOCIATION,

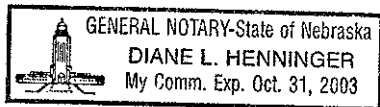
By: 
Chad Larsen, President

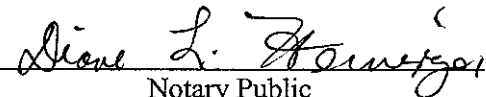
CELEBRITY TOWNHOMES, INC.,

By: 
Susan Larsen, President

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS) ss.

Before me, a Notary Public, in and for said county and state, personally came Chad Larsen, President of Westin Hills West Three Townhome Owners Association, a Nebraska non-profit corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

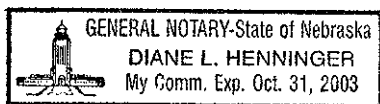



Notary Public

STATE OF NEBRASKA)

COUNTY OF DOUGLAS)
) ss.

Before me, a Notary Public, in and for said county and state, personally came Susan Larsen, President of Celebrity Townhomes, Inc., a Nebraska corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.



Diane L. Henninger

Notary Public