

(All affects Brookfield at the Ridges)

RIDGES

- ✓ • Ratification of Plat recorded February 2, 2002, in Book 1056 at Page 483 of the Records of Douglas County, NE.
- ✓ • Declaration of Covenants, Conditions, Restrictions and Easements dated February 15, 1993, recorded February 18, 1993 in Book 1058 at Page 568 of the Records of Douglas County, Nebraska, Incorporation of the Ridges Homeowners Association impositions of dues and assessments. Easement to utility companies for utility companies for utility installation and maintenance. Contains certain restrictions and setback lot lines.
- ✓ • Amendment to Declaration of Covenants dated October 20, 1994 recorded October 24, 1994, in Book ~~1058~~ ¹¹³² at Page ~~568~~ ⁸⁹⁶ of the Records of Douglas County, NE.
- ✓ • Plat recorded December 30, 1992 in Book 1940 at Page 535 of the Records of Douglas County, Nebraska, perpetual easement to utility companies for utility installation and maintenance on, over, through, under, across and upon a five foot wide strip of land adjoining the front and side boundary lines; an eight foot wide strip of land adjoining the rear boundary lines of all interior lots and a sixteen foot wide strip of land adjoining the rear boundary lines of all exterior lots, with a provision of said sixteen foot wide strip of land to be reduced to eight feet upon certain terms and conditions as described therein.

ADD - Affects Property from which S/P was replatted

- Affidavit of Correction

1111/435 2/2/94 which corrects certain dimensions of lot 265.
 2/11/94

Temporary Construction Easement - Temporary Grading Easement
 1055/638 7/2/92 for the future improvements to Pacific Street by Douglas County.
 1/27/93

RIDGES II

- Easement recorded May 5, 1993 in book 1070 at page 374 of the Records of Douglas County, Nebraska, to Metropolitan Utilities District for installation and maintenance as contained therein.
- Covenants recorded February 18, 1993 in book 1133 at page 496 of the Records of Douglas County, Nebraska, which grants easement to OPPD, Northwestern Bell Telephone Company, MUD and the City of Omaha, SID #367 for installation and maintenance of utility facilities on, over, through, under and across a 8 foot wide strip of land adjoining all rear boundary lines of interior lots; and a 5 foot wide strip of land adjoining all side boundary lines. Provisions made for possible Telephone charges also contains certain restrictions. (Incorporates documents filed in book 1058 at page 568 and in book 1132 at page 96)
- Plat and Dedication recorded October 18, 1994 in book 1989 at page 638 of the Records of Douglas County, Nebraska, which grants easement(s) to OPPD, US West communications and Cable T.V., for installation and maintenance of utility facilities on, over, through, under and across a 5 foot strip of land adjoining all front and side boundary lines; an 8 foot strip of land adjoining all rear boundary lines of interior lots; and a 16 foot strip of land adjoining the rear boundary lines of all exterior lots. Plat and Dedication grants an additional easement to Metropolitan Utilities District for installation and maintenance of utility facility on, under, through, and across a 5 foot strip of land abutting all Streets. Plat notes no direct vehicular access will be allowed to 180th Street from subject property.

Affects Property from which
S/P was replatted.

Easement and Right of way. Granted
912/ 12/29/89 to MUD for
/129 2/1/90 U/I/M
over S/P.

Subject to the provisions, conditions,
restrictions and limitations as
contained therein and as shown
on P/D Recorded 10/18/94 in
BK. 1989/638 and P/D recorded.
10/25/99 in BK 2136/pg 018, DCN.

Brookfield At The Ridges

P/O

2136/
018

10-25-99

Ease to OPPD, U.S.
West Comm. Cable T.V.

over (on and through open
spaces, 5 foot permit

sidewalk ease front

lot line common ground,
recreational areas and
non-public roads

subject to the provisions, conditions, restrictions
and limitations as contained therein.

Said plat also contains the following:
Direct vehicular access will not be
allowed to Pacific Street, Shadow
Ridge Drive, 189th Street or
192nd Street from any lots
abutting said streets.

A Permanent Ingress and egress
and parking Easement over
all of Outlot "A" IS Granted to
the owners of lots 1-130 inclusive
and to their guests and invitees.

A Permanent sidewalk and pedestrian
Easement IS Granted to the public
over all of outlot "A" and also
over the 7.5' wide Easement
adjacent to said outlot "A" as shown
of the plat.

(check
your
lot)

Cont.

Drainage Swale Between lots 21+22,
40+41, 52+53 and 68+69
subject to the
provisions, conditions, restrictions
and limitations as contained
therein.

EASE

1314/
670

10-14-99

11-1-99

To MUD for U/I/m

7'6" EASE located on

Rear of lot subject to

Joint Utility EASEMENT

1324/
566

1-13-00

1-24-00

OPPD, U.S. West Comm

Cable T.V., for U/I/m

The Front 12.5' on

Front

Consent to Rat/Plat 2/18/00
1328 / 723 2/28/00

Declaration of
Covenants, Conditions
Restrictions and Easements.
for Brookfield at the Ridges
2004/093243 7/14/04

which contains
Certain
restrictions,
Brookfield
at the
Ridges
Homeowners

Association, with Imposition of
Dues & Assessments, Arch. Control

Every owner of a lot shall have
Non-exclusive common right and
Easement of enjoyment in ingress
and egress in and to the Common
Area which shall be pertinent or and
shall pass with title to such lots.

Subject to the provisions, conditions,
restrictions, and limitations as
contained therein.

and
An Easement reserved in favor of
and granted to the Utility Companies,
the City of Omaha for u/I/M
over 8 foot wide S/L adjoining the
rear lines and a five foot wide
S/L adjoining the side b/Ls of
the lots subject to the provisions,
Conditions, restrictions and limitations as
contained therein.

Declaration of
Covenants, Conditions,
Restrictions and
Easements for Brookfield
at the Ridges —
2004/093244 7/14/04

(Same as
2004/093243)
(except :)



All owners
of lots within Brookfield at the
Ridges shall be and automatically are
members of the Existing Ridges Home-
owners Association Created pursuant
to the Declaration recorded at the
D CN. ROD's office in BK 1058
Pg 568.

Brookfield @ the ridges Replat 2

- Ratification of Plat recorded February 2, 2002, in Book 1056 at Page 483 of the Records of Douglas County, NE.
- Declaration of Covenants, Conditions, Restrictions and Easements dated February 15, 1993, recorded February 18, 1993 in Book 1058 at Page 568 of the Records of Douglas County, Nebraska, Incorporation of the Ridges Homeowners Association impositions of dues and assessments. Easement to utility companies for utility companies for utility installation and maintenance. Contains certain restrictions and setback lot lines.
- Amendment to Declaration of Covenants dated October 20, 1994 recorded October 24, 1994, in Book 1132 at Page 096 of the Records of Douglas County, NE.
- Plat recorded December 30, 1992 in Book 1940 at Page 535 of the Records of Douglas County, Nebraska, perpetual easement to utility companies for utility installation and maintenance on, over, through, under, across and upon a five foot wide strip of land adjoining the front and side boundary lines; an eight foot wide strip of land adjoining the rear boundary lines of all interior lots and a sixteen foot wide strip of land adjoining the rear boundary lines of all exterior lots, with a provision of said sixteen foot wide strip of land to be reduced to eight feet upon certain terms and conditions as described therein. Affects property from which subject property was replatted.
- Affidavit of Correction dated February 2, 1994, recorded February 11, 1994 in Book 1111 at Page 435 of the Records of Douglas County, Nebraska, which corrects certain dimensions of Lot 265.
- Temporary Construction Easement dated July 2, 1992, recorded January 27, 1993 in Book 1055 at Page 638 of the Records of Douglas County, Nebraska, for temporary grading easement for the future improvements to Pacific Street by Douglas County.
- Easement recorded May 5, 1993 in book 1070 at page 374 of the Records of Douglas County, Nebraska, to Metropolitan Utilities District for installation and maintenance as contained therein.
- Covenants recorded February 18, 1993 in book 1133 at page 496 of the Records of Douglas County, Nebraska, which grants easement to OPPD, Northwestern Bell Telephone Company, MUD and the City of Omaha, SID #367 for installation and maintenance of utility facilities on, over, through, under and across a 8 foot wide strip of land adjoining all rear boundary lines of interior lots; and a 5 foot wide strip of land adjoining all side boundary lines. Provisions made for possible Telephone charges also contains certain restrictions. (Incorporates documents filed in book 1058 at page 568 and in book 1132 at page 96)
- Plat and Dedication recorded October 18, 1994 in book 1989 at page 638 of the Records of Douglas County, Nebraska, which grants easement(s) to OPPD, US West communications and Cable T.V., for installation and maintenance of utility facilities on, over, through, under and across a 5 foot strip of land adjoining all front and side boundary lines; an 8 foot strip of land adjoining all rear boundary lines of interior lots; and a 16 foot strip of land adjoining the rear boundary lines of all exterior lots. Plat and Dedication grants an additional easement to Metropolitan Utilities District for installation and maintenance of utility facility on, under, through, and across a 5 foot strip of land abutting all Streets. Plat notes no direct vehicular access will be allowed to 180th Street from subject property. Affects property from which subject property was replatted.
- Easement and Right of Way dated December 29, 1989, recorded February 1, 1990 in Book 912 at Page 129 of the Records of Douglas County, Nebraska, granted to MUD for utility improvement maintenance over subject property, subject to the provisions, conditions, restrictions and limitations as contained therein, and as shown on Plat and Dedication recorded October 18, 1994 in Book 1989 at Page 638 and Plat and Dedication recorded October 25, 1999, in Book 2136 at Page 018 of the Records of Douglas County, Nebraska.

- Plat and Dedication recorded October 25, 1999 in Book 2136 at Page 018 of the Records of Douglas County, Nebraska, grants easements to OPPD, US West Communications, Cable T. V., over, on and through open spaces, common ground, recreational areas and non-public roads. Subject to the provisions, conditions, restrictions and limitations as contained therein. Said Plat also contains the following: Direct vehicular access will not be allowed to Pacific Street, Shadow Ridge Drive, 189th Street or 192nd Street from any lots abutting said streets. A permanent ingress and egress and parking easement over all of "Outlot A" is granted to the owners of Lots 1-130 inclusive and to their guests and invitees. A permanent sidewalk and pedestrian easement is granted to the public over all of Outlot "A" and also over the 7.5 foot wide easement adjacent to said Outlot "A" as shown of the plat. Drainage Swale between between Lots 21 and 22 40 and 41 52 and 53 and 68 and 69, subject to the provisions, conditions, restrictions and limitations as contained therein. Affects property from which subject property was replatted.
- Easement dated October 14, 1999, recorded November 1, 1999 in Book 1314 at Page 670 of the Records of Douglas County, Nebraska, to MUD for utility improvement maintenance 7' 6" easement located on the rear of lot, subject to the restrictions as contained therein.
- Joint Utility Easement dated January 13, 2000, recorded January 24, 2000 in Book 1324 at Page 566 of the Records of Douglas County, Nebraska, OPPD, US West Communications and Cable T.V., for utility improvement maintenance the front 12.5 feet on the front.
- Consent to Ratification of Plat dated February 18, 2000, recorded February 28, 2000 in Book 1328 at Page 723 of the Records of Douglas County, Nebraska.
- Declaration of Covenants, Conditions, Restrictions and Easements for Brookfield at the Ridges recorded July 14, 2004 at Instrument Number 2004093243 of the Records of Douglas County, Nebraska, which contains certain restrictions, Brookfield at the Ridges Homeowners Association with the imposition of dues and assessments, architectural controls, every owner of a lot shall have non-exclusive common right and easement of enjoyment in ingress and egress in and to the common area which shall be pertinent or and shall pass with title to such lots. Subject to the provisions, conditions, restrictions and limitations as contained therein. Easement is reserved in favor of and granted to the utility companies, the City of Omaha for utility improvement maintenance over 8 foot wide strip of land adjoining the rear lines and a five foot wide strip of land adjoining the side boundary lines of the lots subject to the provisions, conditions, restrictions and limitations as contained therein.
- Declaration of Covenants, Conditions, Restrictions and Easements for Brookfield at the Ridges recorded July 14, 2004 at Instrument Number 2004093244 of the Records of Douglas County, Nebraska, which contains certain restrictions, Brookfield at the Ridges Homeowners Association with the imposition of dues and assessments, architectural controls, every owner of a lot shall have non-exclusive common right and easement of enjoyment in ingress and egress in and to the common area which shall be pertinent or and shall pass with title to such lots. Subject to the provisions, conditions, restrictions and limitations as contained therein. Easement is reserved in favor of and granted to the utility companies, the City of Omaha for utility improvement maintenance over 8 foot wide strip of land adjoining the rear lines and a five foot wide strip of land adjoining the side boundary lines of the lots subject to the provisions, conditions, restrictions and limitations as contained therein. All Owners of Lots within Brookfield at the Ridges shall be and automatically are members of the existing Ridges Homeowners Association created pursuant to the Declaration recorded within the Douglas County Register of Deeds Office in Book 1058 at Page 568. Any covenant, condition or restriction in this document indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C §3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

Plat and Dedication recorded November 21, 2006 in Instrument Number 2006132912 of the Records of Douglas County, Nebraska, grants easements to OPPD, Qwest and any Cable T. V., over, on and through open spaces, common ground, recreational areas and non-public roads. Subject to the provisions,

conditions, restrictions and limitations as contained therein.

- Consent to Ratification of Plat recorded November 21, 2006 in Instrument No. 2006132917 of the Records of Douglas County, Nebraska.
- Consent to Ratification of Plat recorded November 21, 2006 in Instrument No. 2006132918 of the Records of Douglas County, Nebraska.
- Consent to Ratification of Plat recorded November 21, 2006 in Instrument No. 2006132919 of the Records of Douglas County, Nebraska.
- Consent to Ratification of Plat recorded November 21, 2006 in Instrument No. 2006132920 of the Records of Douglas County, Nebraska.
- Consent to Ratification of Plat recorded November 21, 2006 in Instrument No. 2006132921 of the Records of Douglas County, Nebraska.
- Consent to Ratification of Plat recorded November 21, 2006 in Instrument No. 2006132922 of the Records of Douglas County, Nebraska.
- Consent to Ratification of Plat recorded November 21, 2006 in Instrument No. 2006132923 of the Records of Douglas County, Nebraska.
-
- Consent to Ratification of Plat recorded November 21, 2006 in Instrument No. 2006132924 of the Records of Douglas County, Nebraska.
- Consent to Ratification of Plat recorded March 26, 2008 in Instrument No. 2008028858 of the Records of Douglas County, Nebraska.

