



---

THE ABOVE SPACE IS RESERVED FOR THE REGISTER OF DEEDS RECORDING INFORMATION

**THIS PAGE INCLUDED  
FOR INDEXING**

**AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS OF PACIFIC POINTE ESTATES, A  
SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA**

THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS OF PACIFIC POINTE ESTATES, made and entered into effective  
on this 3<sup>rd</sup> day of November, 2019.

WITNESSETH

WHEREAS, Pacific Pointe Estates, L.L.C. (the "Declarant") filed that certain Declaration of  
Covenants, Conditions, Restrictions and Easements of Pacific Pointe Estates, a Subdivision in Douglas  
County, Nebraska was recorded in the Register of Deeds for Douglas County on February 14, 2005, as  
Instrument Number 2005017091, and later amended by that certain Amendment to Covenants filed  
February 24, 2005, as Instrument Number 2005021114 (as amended, the "Original Declaration"), covering  
the following described real property:

Lots 3 through 25, inclusive, and Lots 27 through 40, inclusive, all in PACIFIC POINTE  
ESTATES, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, on  
November 15, 2004, as Instrument Number 2004149551, as may be amended from time to time.

Lots 1 through 4, inclusive, all in PACIFIC POINTE ESTATES REPLAT ONE, a subdivision,  
platted and recorded in Douglas County, Nebraska, on November 8, 2005, as Instrument Number  
2005141441, as may be amended from time to time.

Lot 1 in PACIFIC POINTE ESTATES REPLAT 4, a subdivision, platted and recorded in Douglas  
County, Nebraska, on October 18, 2013, as Instrument Number 2013105680, as may be amended  
from time to time.

Such Lots are herein referred to collectively as the "Lots" and individually as each "Lot".

WHEREAS, pursuant to Article IV, Section 3 of the Original Declaration, the undersigned  
represent not less than seventy-five percent (75%) of the owners of the Lots covered by the Original  
Declaration, and such undersigned owners desire to amend and restate the Original Declaration in its  
entirety as hereinafter set forth.

PRELIMINARY STATEMENT

The Pacific Pointe Estates Homeowners Association, its successors and assigns (the "Association")  
desires to provide for the preservation of the values and amenities of the PACIFIC POINTE ESTATES  
subdivision, for the maintenance of the character and residential integrity of the PACIFIC POINTE  
ESTATES subdivision, and for the acquisition, construction and maintenance of Common Facilities for the  
use and enjoyment of the residents of the PACIFIC POINTE ESTATES subdivision. All references herein  
to any required Association approvals shall be deemed to include, as applicable, any prior written approvals  
obtained from the Declarant.

NOW, THEREFORE, the Association hereby declares that each and all of the Lots 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 the  
enjoyment of the residents of the Lots. These restrictions, covenants, conditions and easements shall run

with such Lots and shall be binding upon all parties having or acquiring any right, title or interest in each Lot, or any part be subject to all and each of the following conditions and other terms:

ARTICLE I.

1. The Lots shall be used exclusively for single-family residential purposes; except for such Lots or parts thereof as may hereafter be conveyed or dedicated to the Association for use in connection with a Common Facility (as defined below).
2. No residence, building, fence (other than fences constructed by the Declarant), landscaping, wall, pathway, driveway, patio, patio cover enclosure, deck, rock garden, swimming pool, dog house, pool house, tennis court, flag pole, satellite receiving station or disc, solar heating or cooling device, playground equipment, basketball hoop, electrical/power generation, air compressors, lighting, sound systems or other external improvement, above or below the ground (herein collectively referred to as "Improvement") shall be constructed, erected, placed or permitted to remain on any Lot, nor shall any grading, excavation or tree removal for any Improvement be commenced, except for Improvements which have been approved by the Association, its successors and assigns, as follows:
  - A. An owner desiring to erect an Improvement shall deliver two sets of construction plans, landscaping plans (which shall include at least \$3,000.00 worth of landscaping, as determined by normal and customary landscaping charges for the Omaha-metropolitan area) and plot plans to the Association (herein collectively referred to as the "plans"). Such plans shall, include description of type, quality, color and use of materials proposed for the exterior of the such Improvement and proposed elevations of the Lot, including foundation and driveway and all proposed set-backs. Concurrent with submission of the plans, Owner shall notify the Association of the Owner's mailing address.
  - B. The Association shall review, or provide for review by an appointed committee, such plans in relation to the type and exterior of Improvements constructed, or approved for construction and landscaping on neighboring Lots and in surrounding area, and any general scheme or plans historically formulated by Declarant with regard to views, retaining natural environmental area and retaining the character of the subdivision. In this regard, Declarant originally intended, and the Association intends moving forward, that the Lots shall form a quality residential community with Improvements constructed of high-quality materials, including but not limited to homes and landscaping, with spectacular views and preservation of scenic, quiet, and peaceful natural environmental areas to the extent possible. The decision to approve or refuse approval of a proposed Improvement, including but not limited to homes and landscaping, shall be exercised by the Association to protect the values, character and residential quality of all Lots. If the Association determines that the proposed Improvement will not protect and enhance the integrity and character of all the Lots and neighboring Lots as a quality residential community, the Association 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 period, the proposed Improvement shall be deemed disapproved by the Association.

D. No Lot owner, or combination of Lot owners, or other person or persons shall have any right to any action by the Association, or any right to control, direct or influence the acts of the Association with respect to any proposed Improvement. No responsibility, liability or obligation shall be assumed by or imposed upon the Association by virtue of the authority granted to Declarant in this Section, or as a result of any act or failure to act by the Association with respect to any proposed Improvement.

- 3. No single-family residence shall be created, altered, placed or permitted to remain on any of the Lots, except in connection with a use allowed by paragraph 1 of this Article, other than one detached single-family dwelling, with an attached three-car garage, with at least two stalls of such garage being side loading, which does not exceed two stories in height unless a waiver is approved in writing by the Association. Minimum square footage, unless a waiver was formally approved in writing by the Declarant or is approved in writing by the Association, shall be as follows:

<u>Home Style</u>	<u>Main Level Minimum Square Footage</u>
Ranch	2000 square feet on main
Two-Story	1400 square feet on main
Story and a Half	1400 square feet on main

Such dwellings on any Lot shall conform to the surrounding dwellings of similar regime and any general scheme or plans formerly formulated by Declarant. All Improvements on any Lot shall have at least 25-foot front and rear yard set-backs, and at least 5-foot side yard set-backs, except for street side yards which shall have at least 15-foot side yards set-backs, and all Lots shall comply with all side yard set-back requirements of the City of Omaha, Nebraska and any other applicable laws of any governing authority. The Association or, if applicable, Architectural Control Committee will have sole discretion on approving plan size and appearance.

- 4. Subject to the specific requirements set forth below, all foundations shall be constructed of poured concrete. The exposed front foundation walls and any exposed foundation walls of all main residential structures facing any street must be constructed of or faced with clay-fired brick or stone or other material approved by the Association. All corner lots with exposed foundation walls facing any side street in clay-fired brick or stone or other material approved by the Association. All driveways must be constructed of concrete, brick, or paving stone. Unless other materials are specifically approved by the Association, the roof of all Improvements shall be covered with, as a minimum standard, "Heritage" style 300 lb. per square shingles or its equivalent, weathered wood in color. Exterior walls and trim features (not covered by brick or stone) shall be white or earth tone (shades of brown or grey) in color unless otherwise approved by the Association.

Fireplaces and flues: In the event that a wood-burning fireplace and/or flue is constructed as a part of the dwelling in a manner so as to protrude beyond the outer perimeter of the front, the enclosure of the fireplace and flue shall be constructed of, or finished with, clay-fired brick or stone. In the event that a pre-fabricated unit fireplace which is wood or gas burning or direct vent fireplace is constructed as part of the dwelling on any Lot and is vented directly through an exterior wall of the dwelling or is vented through the roof of the dwelling with a vent similar in style, size and location to that of a furnace flue, no clay-fired brick or stone enclosure will be required. Provided however, if said pre-fabricated unit fireplace which is wood or gas burning

or direct vent fireplace is constructed in such manner so as to protrude beyond the outer perimeter of a front wall of the dwelling on a Lot, the protrusion for the fireplace and/or flue shall be finished with clay-fired brick or stone. Front dwelling shall be covered with 50% masonry, brick or stone.

5. The Declarant has created, or the Association may create, a water drainage plan by grading the Properties and installing improvements and easements for storm drainage in accordance with generally accepted engineering principles and applicable laws. No building shall be placed, nor any Lot graded, to interfere with such water drainage plan and shall not cause damage to the building or neighboring buildings. Silt fences and other controls shall be used to comply with this paragraph and applicable laws.
6. No streamers, posters, banners, balloons, exterior illumination or other rallying devices will be allowed on any Lot in the promotion or sale of any Lot, residential structure or property unless approved in writing by the Association. No signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any Lot, including fixed or mobile advertising signs, signs promoting candidates for elected office, ballot initiatives and signs supporting a political agenda, except signs identifying home security systems information, chemical applications on lawns (for up to 2-days following the application), and no more than two signs per Lot consisting of not more than six (6) square feet each advertising a Lot as "For Sale". Signs announcing an anniversary, birthday or special achievements (i.e., graduation, academics, sports accomplishments) of a resident of a Lot may be used to display such announcement provided the sign is not displayed for more than two (2) days in any 30-day period. Signs for sports or school-related accomplishments may be displayed only during the applicable sports or event season. Construction contractor signs are only allowed during the period of active construction, or during the period such contractor is diligently working to complete the applicable project. Other signs may be permissible with Association approval. No business activities of any kind whatsoever shall be conducted on any Lot including home occupations, except home office usage; nor shall the premises be used in any way for purpose which may endanger the health or unreasonably disturb the owner or owners of any Lot or any resident thereof. Home-operated businesses and commercial endeavors (whether for profit or not for profit) are prohibited on each Lot, including, but not limited to: businesses with on-site employees, customer or clients; daycare services; warehousing, product or equipment storage or product distribution operations; parking of commercial or business-owned vehicles; and short-term or long-term leasing operations coordinated directly or indirectly by the Owner (e.g. vacation rentals, VRBO, bed and breakfast, Airbnb, temporary leasing, single or multi-night rentals, etc.).
7. No obnoxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood, including but not limited to, odors, dust, glare, sound, lighting, smoke, vibration and radiation. Exterior lighting installed on any Lot shall either be indirect or of such a controlled focus and intensity as not to disturb residents of adjacent Lots.
8. No outside radio, television, ham broadcasting, earth station, satellite dish or other electronic antenna or aerial shall be erected or placed on any structure or on any Lot, except, with the prior written approval of the Association, one (1) satellite dish of 18" or less in diameter or diagonal measurement which is screened from view of any street or sidewalk will be permitted per Lot. The foregoing notwithstanding, any earth station, satellite dish or other electronic

antenna or aerial specifically exempted from restriction by statute, regulation, binding order of a court or governmental agency shall be maintained in accordance with the strictest interpretation or condition for such use as may be permitted by such order.

9. No tree shall be removed nor any rock wall, constructed by Declarant or the Association, from any Lot by any person or entity without the prior written approval of the Association, its successors or assigns. No tree houses, sheds, doll or playhouses, windmills or similar outbuildings and freestanding structures shall be permitted on any Lot.
10. No repair of any boats, automobiles, motorcycles, trucks, campers (trailers, van-type, auto-drawn or mounted), snowmobiles, recreational vehicles (RV), other self-propelled vehicles or similar vehicles requiring a continuous time period in excess of forty-eight (48) hours shall 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 operations, and then only in as neat and inconspicuous a manner as possible.
11. No boat, camper or trailer of any kind, mobile home, truck, aircraft, work or service truck or similar chattel shall be maintained or stored on any part of a Lot (other than in an enclosed structure) for more than two (2) consecutive days and no more than twenty (20) days combined within any calendar year. No motor vehicle may be parked or store outside on any Lot except vehicles, which are not trucks, campers, mobile homes, camper trucks or similar chattels, 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 or other commercial vehicles shall be stored, parked, kept or maintained in any yards, driveways, or streets. However, this section does not apply to trucks, tractors or commercial vehicles which are necessary for the construction of residential dwellings during the period of construction. All residential Lots shall provide at least the minimum number of off-street parking areas or spaces for private passenger vehicles required by the applicable ordinances of the County of Douglas, Nebraska, or the City of Omaha, Nebraska.
12. No burning or incineration of solid waste, including yard waste and trash, shall be permitted on any Lot. No garbage or trash can or container or fuel tank shall be permitted to be stored outside of any dwelling unless completely screened from view as approved by the Association, except on a designated day each week for pickup purposes. No garden lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling or approved storage facility (approved by the Association), except when in actual use. No solid or liquid waste, garbage, refuse, rubbish, demolition debris, building rubble, litter or cutting shall be deposited on any street, road or Lot. No clothesline or other outside facilities for drying or airing clothes shall be permitted outside of any dwelling at any time. Produce or vegetable gardens may only be maintained in rear yards, in an area not visible from the street or from neighboring Lots, and such gardens shall not be larger than eight (8') feet by ten (10') feet.
13. No fence or fence components shall be permitted unless approved of in writing by the Association after submission of written fencing plans. No fence shall be permitted to extend beyond the front line of a main residential structure. Unless other materials specifically approved in writing by the Association, fences shall only be composed of black wrought iron or black aluminum. Fences may be a height of four (4') feet or six (6') feet, and such height shall comply with any requirements of the City of Omaha, Nebraska. Fence design will be dictated by the Association to provide a uniform and attractive look to the subdivision and the

Association-approved design is available from the Association upon request. No walls shall exceed a height of four (4') feet, unless approved in writing by the Declarant. Any fences, walls, hedges or mass planted shrubs installed by or at the direction of the Association shall not be subject to the provisions of this paragraph.

14. No swimming pool may extend more than one foot above ground level.
15. Any exterior lighting installed on front or rear of dwelling shall either be indirect or of such controlled focus and intensity as not to disturb the residents of any adjacent property or Lots.
16. Construction of any Improvement shall be completed within one (1) year from the date of commencement of excavation or construction of the Improvement. No excavation dirt shall be spread across any Lot in such a fashion as to materially change the grade, drainage or contour of any Lot. No tree shall be removed from any Lot without prior written approval of the Association, its successors or assigns. No residential dwelling shall be occupied by any person as a dwelling for such person until the construction of such dwelling has been completed, except for minor finish details as determined and approved by the Association.
17. The entire Lot shall be sodded. No trees shall be planted in the dedicated street right-of-way located between the sidewalk and the Lot line. All yards shall be sodded and trees planted within one (1) year from the date that construction for the residence on the Lot was commenced. A public sidewalk shall be constructed of concrete four (4') feet wide by four (4") inches thick. The sidewalk shall be designed and constructed to meet up with any existing sidewalk on any abutting Lot and shall be constructed by the owner of the Lot prior to the time of completion of the main structure and before occupancy thereof, provided however, this provision shall vary to comply with any requirements of the City of Omaha, Nebraska.
18. Driveway approaches between the sidewalk and curb on each Lot shall be constructed of concrete. Should repair or replacement of such approach be necessary, the repair or replacement shall also be of concrete. No asphalt overlay of driveway approaches will be permitted.
19. No stable, dog run, kennel 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 not more than two (2) dogs, provided always that the construction plans, specifications and the location of the proposed structure have been first approved by the Association, or its assigns, as required by this Declaration. Dog houses and dog runs shall only be allowed at the rear of the residence, attached to or immediately adjacent to the residence and hidden from view from the street or adjacent Lots by Association-approved fencing or screening. No animals, livestock, agricultural-type animals, fowl or poultry of any kind, including, pot-bellied pigs, shall be raised, bred or kept on any Lot. No excessive barking of any dog, or other excessive noise of any kind from any animal, shall be permitted outside the home/residence on any Lot at any time. Any dog or other animal that barks or makes other noise outside the home of any Lot at any time shall wear electronic collars to prevent such barking or other noise.
20. Prior to placement on any Lot, the location of any exterior air conditioning condenser unit or swimming pool equipment shall be first approved by the Association according to the requirements set forth in Article 1, paragraph 2, and shall be placed in the rear yard or any side yards so as not to be visible from public view or neighboring Lots. No grass, weeds or other vegetation shall be grown or otherwise permitted to commence or continue, and no dangerous,

invasive, diseased or otherwise objectionable grass, weeds, vegetation, shrubs or trees shall be maintained on any Lot so as to constitute an actual or potential public nuisance, environmental impact, create a hazard or potential for undesirable proliferation, or detract from a neat and trim appearance. Vacant Lots shall not be used for storing or dumping of earth or any waste materials, and no vegetation on vacant Lots shall be allowed to reach a height in excess of twelve (12) inches. Notwithstanding the foregoing, in the event the need for maintenance or repair of any of the foregoing on any Lot shall result from the willful or negligent acts of the Owner of any Lot, or of such Owner's family, guests, invitees, or tenants, the Association shall have the right to enter such Lot to perform such maintenance or repair, and all expenses incurred by the Association in connection with such maintenance or repair, including, but not limited to, court costs, reasonable attorneys' fees, cost of maintenance or repair, and all other fees or expenses, together with interest thereon at the rate of sixteen percent (16%) (or the legal rate of interest), shall be added to and become a part of the assessment to which such Lot is subject.

21. No residence shall be constructed on a Lot unless the entire Lot as originally platted is owned by one (1) owner of such Lot, except if parts of two (2) or more platted Lots have been combined into one (1) Lot which is at least as wide as the narrowest Lot on the original plat, and is as large in area as the largest Lot in the original plat.
22. No structure of a temporary character, carport, detached garage, trailer, basement, tent, shelter, storage container, outbuilding shed or shack or other similar structure shall be erected upon or used on any Lot at any time, either temporarily or permanently, unless approved in writing by the Association. No structure or dwelling shall be moved from outside PACIFIC POINTE ESTATES to any Lot or modular home constructed on any Lot without the written approval of the Association.
23. All utility service lines from each Lot line to a dwelling or other Improvement shall be underground.
24. The Association reserves the right to require the installation of silt fences and other soil erosion and sediment control measures in such location and configurations as it may deem appropriate in its sole and absolute discretion. Design plans and specifications for such control measures shall comply with all applicable laws and industry standards and control measures shall be constructed, inspected and maintained in accordance with applicable approvals, laws and good engineering practices.

## ARTICLE II. HOMEOWNERS ASSOCIATION

### 1. Definitions.

- A. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
- B. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may be subject to the jurisdiction of the Association.



- C. "Member" shall mean each Owner of a Lot which is subject to assessment. Membership shall be appurtenant to and shall not be separated from ownership of any Lot which is subject to assessment.
2. The Association. Declarant has caused the incorporation of the Association. The Association has as its purpose the promotion of the health, safety, recreation, welfare and enjoyment of the residents of the Lots, including:
    - A. The acquisition (by gift, purchase, lease or otherwise), construction, landscaping, improvement, equipment, maintenance, operation, repair, upkeep and replacement of Common Facilities for the general use, benefit and enjoyment of all of the Members of PACIFIC POINTE ESTATES. "Common Facilities" may include recreational facilities such as lakes, swimming pools, tennis courts, health facilities, playgrounds and parks; dedicated and nondedicated roads, paths, ways and green areas; and entrance signs for PACIFIC POINTE ESTATES which common facilities may be situated on property owned or leased by the Association, on public property, on private property subject to an easement in favor of the Association or on property dedicated to or owned by a Sanitary Improvement District.
    - B. The promulgation, enactment, amendment and enforcement of rules and regulations relating to the use and enjoyment of any Common Facilities, provided always that such rules are uniformly applicable to all Members. The rules and regulations may permit or restrict use of the Common Facilities 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.
    - C. Contracting with the Metropolitan Utilities District ("MUD") for decorative gas street lighting and to pay the cost for such enhanced street lighting. This provision is mandatory and may not be amended, deleted or otherwise changed without the prior written consent of MUD and The City of Omaha.
    - D. The exercise, promotion, enhancement and protection of the privileges and interests of the residents of PACIFIC POINTE ESTATES; and the protection and maintenance of the residential character of PACIFIC POINTE ESTATES.
  3. Owners' Easements of Enjoyment and Delegation of Use. Every Owner shall have a right and easement of enjoyment in and to the Common Facilities which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:
    - A. The right of the Association, its lessor, successor and/or assigns, to promulgate reasonable rules and charge reasonable admission and other fees for the use of any Common Facility;
    - B. The right of the Association to suspend the voting rights and right to use of the Common Facilities by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations; and
    - C. The right of the Association to dedicate or transfer all or any part of the Common Facilities to any public agency, authority or utility for such purposes and subject to

such conditions as may be agreed to by the Members. No such dedication or transfer signed by 2/3rds of the Members has been recorded.

Any Owner may delegate, in accordance with the rules and regulations of the Association, such Owner's right of enjoyment to the Common Facilities to the members of his/her family living on the Owner's Lot.

4. Membership and Voting. PACIFIC POINTE ESTATES is divided into single family residential lots (which are collectively referred to as the "Lots"). The Owner of each Lot subject to this Declaration or any other Declaration filed against any or all of the Properties shall be a Member of the Association. For purposes of this Declaration, the term "Owner" of a Lot means and refers to the record owner, whether one or more persons or entities, of fee simple title to a Lot, but excluding however those parties having any interest in any of such Lot merely as security for the performance of an obligation (such as a contract seller, the trustee or beneficiary of a deed of trust or a mortgagee). The purchaser of a Lot under a land contract or similar instrument shall be considered to be the "Owner" of the Lot for purposes of this Declaration. The Owner of each Lot, whether one or more, shall have one vote on each matter properly before the Association. Membership in the Association shall be appurtenant to ownership of each Lot, and may not be separated from ownership of each Lot.

The Association shall have one class of voting membership. Each Member shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote rendered for such Lot shall be exercised as they are determined, but in no event shall more than one vote be cast with respect to any Lot.

5. Purposes and Responsibilities. The Association shall have the powers conferred upon nonprofit 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, and upon authorization of the Board of Directors by the Officers, shall include but shall not be limited to the following:
- A. The acquisition (by gift, purchase, lease or otherwise), development, maintenance, repair, replacement, operation and administration of Common Facilities, and the enforcement of the rules and regulations relating to the Common Facilities.
  - B. The landscaping, mowing, watering, repair and replacement of parks and other public property and improvements on parks or public property or property, subject to a lease or easement in favor of the Association, within or adjacent to PACIFIC POINTE ESTATES.
  - C. The fixing, levying, collecting, abatement and enforcement of all charges, dues, or assessments made pursuant to the terms of this Declaration.
  - D. 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 Facility against property damage and casualty; and purchase of liability insurance coverages for the Association, the Board of Directors of the Association, including the officers and the Members serving thereunder.

- E. 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.
  - F. 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.
  - G. 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.
  - H. The employment of professionals and consultants to advise and assist the Officers and Board of Directors of the Association in the general administration and management of the Association, and execution of such documents and doing and performance of their duties and responsibilities for the Association.
  - I. 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.
6. Mandatory Duties of Association. The Association shall maintain, in a generally neat and clean condition, any and all entrance ways, fence, signs and landscaping which have been installed in easement or other areas of the PACIFIC POINTE ESTATES subdivision and center islands dividing dedicated roads, in generally good and neat condition and, to the extent applicable, to pay, when due, all MUD enhanced gas street lighting charges as set forth above.
7. Covenant for and Imposition of Dues and Assessments. The Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay dues and assessments as provided for herein. The Association may fix, levy and charge the Owner of each Lot with dues and assessments (herein referred to 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 of Directors.
8. Intentionally Omitted.
9. Liens and Personal Obligations for Dues and Assessments. The assessments and dues, together with interest, thereon, costs and reasonable attorney's 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 attorney's fees, shall also be a charge and continuing lien upon the Lot in respect of which the dues and assessments are charged. The personal obligation 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.

10. Purpose of Dues. The dues collected by the Association may be committed and expended to accomplish the purpose of the Association described in Section 1 of this Article, and to perform the Powers and Responsibilities of the Association described in Sections 4 and 5 of this Article.
11. Maximum Annual Dues. Unless excess dues have been authorized by the Members in accordance with Section 12, below, the aggregate dues which may become due and payable in any year shall not exceed the greater of:
  - A. Beginning January 1, 2005, Three Hundred and No/100 Dollars (\$300.00) per Lot; or
  - B. In each calendar year beginning on January 1, 2006, one hundred twenty-five percent (125%) of the aggregate dues charged in the previous calendar year.

Notwithstanding the foregoing, the Association shall be permitted to adjust dues to an amount reasonably necessary to cover reasonable maintenance and other reasonable operational expenses and obligations of the Association under this Declaration.

12. 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. The aggregate assessments in each calendar year shall be limited in amount to Two Hundred and No/100 Dollars (\$200.00) per Lot.
13. Excess Dues and Assessments. With the approval of seventy-five percent (75%) 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.
14. Uniform Rate of Assessment. Assessments and dues shall be fixed at a uniform rate as to all Lots, except with respect to collection relating to any self-help rights as set forth herein. Further provided, the Association may abate dues as to individual Lots in the amounts reasonably necessary to account for any Common Facilities located on a Lot.
15. Certificate as to Dues and Assessments. The Association shall upon written request and for a reasonable charge, 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 assessment shall be and become a lien as of the date such amounts first become due and payable.
16. Effect of Nonpayment of Assessments – Remedies of the Association. Any installment of dues or assessment which is not paid when due shall be delinquent. Delinquent dues or assessment shall bear interest from the due date at the rate of sixteen percent (16%) per annum or the legal rate of interest, whichever is less, compounded annually. The Association may bring in action at law against the Owner personally obligated to pay the same or foreclosure 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 attorney's 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 nonuse of the Common Facilities 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 attorney's 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.

17. Subordination of the Lien to the Mortgage. The lien of dues and assessments provided for herein shall be subordinate to the lien of any mortgage, contract or deed of trust as collateral for a home improvement or purchase money loan. Sale or transfer of any Lot shall not affect or terminate the dues and assessments lien.
18. Intentionally Omitted.

### ARTICLE III. EASEMENTS

1. A perpetual license and easement are hereby reserved in favor of and granted to Omaha Public Power District, Qwest Communications, or any other electric or telephone utility which has been granted the power to provide electric and/or telephone services within the Lots and any company which has been granted a franchise to provide a cable television system with the Lots, their successors and assigns, to erect, operate, maintain, repair and renew buried or underground sewers, water and gas mains, and wires, cables, conduits and other related facilities and to extend thereon wires and cables for carrying and transmission of electric current for light, heat and power and for transmission of signals and sounds of all kinds, including signals provided by a cable television system and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and the side boundary lines of the Lots, an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior Lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior Lots. The terms exterior Lots is herein defined as those Lots forming the outer perimeter of the Lots. The sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.
2. A perpetual easement is further reserved for City of Omaha, Nebraska; and, Metropolitan Utilities District, their successors and assigns and any other entity appointed by and contracting with the City of Omaha, Nebraska to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all cul-de-sac streets; this license being granted for the use and benefit of all present and future owners of these Lots; provided, however, that such licenses and easements are granted upon the specific conditions that if any of such utility companies fail to construct such facilities along any of such Lot lines with thirty-six (36) months of date hereof, or if any such facilities are constructed but are thereafter removed without replacement within sixty (60) days after their removal, then such easement shall automatically terminate and become void as to such unused or abandoned easement ways. No permanent buildings or retaining walls shall be placed in the said easement ways but some may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforementioned uses or rights granted herein.

3. A perpetual easement is further reserved in favor of the Association, its successors and assigns to create, install, repair, reconstruct, paint, maintain, and renew a fence, standards and related accessories located on, over and upon the rear most ten (10) foot wide strip of land abutting the rear boundary lines of all Lots on the perimeter of the PACIFIC POINTE ESTATES subdivision.
4. Qwest Communications and any other provider of telephone service may impose an installation change.
5. Other easements are provided for in the final plat of PACIFIC POINTE ESTATES and any other plats relating to the PACIFIC POINTE ESTATES subdivision which are or will be filed in the Office of the Register of Deeds of Douglas County, Nebraska.

#### ARTICLE IV. GENERAL PROVISIONS

1. Except for the authority and powers specifically granted to the Association, the Association or any Owner of a Lot named herein shall have the right 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 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.
2. Intentionally Omitted.
3. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from February 14, 2005. Thereafter the covenants, restrictions and other provisions of this Declaration shall automatically renew for successive ten (10) year periods unless terminated or amended by an instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots, which termination or amendment shall thereupon become binding upon all Lots.
4. The 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, or at such time of Declarant no longer owning any Lots subject to this Declaration, the rights of the Declarant shall automatically transfer to the Association and the Association may exercise such rights or appoint another entity, association or individual to serve as Declarant, and the Association or such appointee shall thereafter serve as Declarant with the same authority with the same authority and powers as the original Declarant.
5. Invalidation of any one or more provisions of this Declaration by judgement or court order shall in no way effect any of the other provisions hereof, which shall remain in full force and effect.

(Signature Pages to Follow)