

**DECLARATION OF RESTRICTIVE COVENANTS
LINCOLN BUSINESS PARK
LOTS 2 THROUGH 11, FREMONT, DODGE COUNTY, NEBRASKA**

Borisow Properties LLC, a Nebraska Limited Liability Company, is the owner of Lots 2 through 11 of Lincoln Business Park, Fremont, Dodge County, Nebraska (the subdivision) and hereby creates and establishes the following restrictive covenants which shall run with the land and remain in full force and effect for a period of not less than 21 years unless previously amended or rescinded by the written consent of the owners of record of not less than two-thirds of the lots in the subdivision. Said restrictive covenants are as follows:

1. **BUILDING PLANS.** Before commencing construction of buildings, enclosures, fences, loading docks, parking facilities, storage yards, or any other structures or permanent improvements on or to any site or lot within the subdivision, the property owner shall first submit site plans or plans and specifications to the Owner of Borisow Properties LLC, or its duly authorized agent, or to its successors or assigns, for written approval as to quality of workmanship and materials, harmony of external design, building color, size and existing structures. Submitted improvement plans must include grading plans that contribute to the harmonious mitigation of water runoff within the business park. The principal building to be erected on a lot will be of metal construction with a metal roof, minimum 12' sidewalls and a minimum of 1,600 square feet. Building must be faced with a minimum of 50% stone facade on the front, or building side that faces the street.
2. **LANDSCAPING.** All Grounds which surround each building shall be fully landscaped to include grass planted, mowed and maintained. Landscaping must meet or exceed guidelines set forth in the Fremont UDC for land zoned LI.
3. **OUTDOOR STORAGE.** No outdoor storage will be permitted on any lot in the subdivision unless a principal building has been erected on the lot. In addition, any items being stored outside shall be screened from public view by approved fence or screened panel.

4. **SIGNS.** No sign exceeding 24 sq. ft. of surface area will be permitted. All signs shall be subject to prior written approval by the Owner of Borisow Homes LLC, or its duly authorized agent, or its successors or assigns.
5. **HAZARDOUS AND TOXIC SUBSTANCES PROHIBITED.** The storage, use or disposal of any hazardous or toxic substance on any lot within the subdivision shall be strictly prohibited.
6. **EQUIPMENT, MATERIALS AND SUPPLIES USED IN A LOT OWNER'S BUSINESS.** All equipment, materials and supplies used in the operation of the business of a lot owner or any business conducted on a lot within the subdivision shall be stored in secure enclosures, so as not to be visible from roadways and so as not to be hazardous to the public. All trash receptacles shall be covered and screened from public view.
7. **DEVELOPER FENCING.** A wood, shadow box style fence 6' tall will be erected along the south lot lines of lots 5, 6, and 7; along the west lot line of lot 2; and along the first 10' from the west of lot 4. A chain link fence will be erected along the south lot line of Lot 2. These fences will be erected at the expense of the Developer.

Dated: August 29, 2018

Borisow Properties LLC,
A Nebraska Limited Liability Company

By: *Jared Borisow*
Managing Member