

LEISURE VILLAGE RECREATIONAL VEHICLE PARK
SARPY COUNTY, NEBRASKA

OPERATION PLAN FOR SPECIAL USE PERMIT

ARTICLE I.
GENERAL INFORMATION

1. Applicant/Property Owner. The Applicant is Century Development, 1505 N. 203rd Street, Elkhorn, NE 68022. The property owner is Frank R. Krejci, 3202 N. 216th Street, Elkhorn, NE 68022.
2. Location/Legal Description. The location is between 38th Street and Paradise Road, south of LaPlatte Road. The legal description is as follows:

E ½ lying south of LaPlatte Road including Tax Lots 6A, 6B2 & 6C1 in Section 29, T13N and R13E and located in the W ¼ lying south of LaPlatte Road including part of Government Lot 2 in Section 28, T13N, R13E all of the 6th P.M., Sarpy County, Nebraska (the "Property").
3. Size of Site. Approximately 222 acres, more or less.

ARTICLE II.
USE

1. The Property and the pad sites shall be utilized for Recreational Vehicle parking for up to 192 pad sites and related recreational activity in compliance with the terms of the special use permit issued by Sarpy County, Nebraska, the applicable laws and regulations of Sarpy County, and the State of Nebraska, the approved plans, and the Restrictive Covenants to be recorded against the Property. The pad sites shall only be utilized for parking Recreational Vehicles and the permitted recreational activity from April 15 through October 11 of each year (the "Season").

ARTICLE III.
RECREATIONAL VEHICLE APPROVAL

1. Applicant shall lease each pad annually for utilization of the parking of Recreational Vehicles and related recreational activity.
2. Prior to the time that the Applicant enters into a lease with any Tenant, the Recreational Vehicle that such Tenant intends to utilize must meet the following minimum criteria:

a. Be a Class A, Class C Recreational Vehicle or towable vehicle 20 feet or longer. A description of Class A, Class C and towable vehicles is attached hereto as Exhibit "A". No pop-ups, pick-up truck bed slide-ins, canopy type trailer vehicles or bus conversions shall be permitted.

b. Vehicles must be in good condition and specifically approved by the Applicant.

c. All vehicles must have a self-contained bathroom facility with a wastewater holding tank.

d. All vehicles must have a current license and registration, current insurance meeting the State minimum, be operational, in good condition, attractive, free of rust, clean and compatible with the other Recreational Vehicles in the park. Any vehicles in disrepair will not be permitted in the park.

e. The Applicant reserves the right to reject any vehicle in his sole discretion.

ARTICLE IV. RESTRICTIONS

1. Each Tenant must maintain their pad site, in good condition, making sure that all debris is picked up on a daily basis. All Recreational Vehicles shall be clean and not have dirt and mud on the vehicles or the wheels. It is the Tenant's responsibility to make sure the pad site and the Recreational Vehicle is at all times properly maintained, in good condition, attractive, clean and free of debris.

2. No fire arms shall be discharged within the Property.

3. Except for the approved Recreational Vehicle, no other Recreational Vehicle shall be permitted to park on the pad site, except as authorized in writing by Applicant.

4. No advertising signs, billboards, unsightly objects, or objects which may create a nuisance shall be erected, placed or permitted on any pad site, nor shall the Property or any pad site be used in any way for the purpose which may endanger the health or unreasonably disturb the other Tenants and their guests.

5. No repair of any boats, automobiles, motorcycles, trucks, recreational vehicles or similar vehicles shall be permitted within the Property or on any pad site, with the exception of routine maintenance of the Recreational Vehicle consisting of keeping the vehicle clean and checking the operation of the vehicle.

6. Vehicles and other permitted recreational equipment for the Tenant and their guests shall be permitted within the Property or on any pad site.
7. No garbage, trash container or fuel tank shall be permitted on the pad sites or within the Property except for those which meet the container rules for the park or are permitted by Applicant.
8. Exterior lighting installed on any pad site shall be indirect or of such a controlled focus in intensity as not to disturb the Tenants of the adjoining pads. All such lighting shall approved by Applicant.
9. Boats which are not in the water and boat trailers must be parked in designated areas.
10. ATV's and like unlicensed vehicles shall be registered with the park each season and shall be operated only in designated areas.
11. No activity, including loud noises, which constitute a nuisance shall be permitted at any time.
12. Recreational Vehicles may also be parked in other areas designated by the Applicant.

ARTICLE V.
LAKE RULES

1. The following are rules which pertain to the lake(s):

Use of the Lake.

- a. The lake or lakes within the Property may only be used by the Tenant and their guest. The lake shall be used only for the purpose of fishing boats or pontoon boats. Water skiing, speed boats, motor boats, other than fishing boats and pontoon boats, jet skis and similar type water equipment is not permitted at any time.
- b. All boats operating on the lake must comply with all of the Lake Rules which are set forth herein and the additional rules which shall be established by Applicant and by all rules and regulations established by the State of Nebraska for boating.
- c. All boats on the lake must be owned by or under the control of the Tenant(s), registered with the Applicant and contain the appropriate and current park sticker. No other boats shall be permitted on the lake. All boats must display the Tenant's pad number and the park boat sticker in the size established by Applicant in a visible position on the right rear side of the boat.

d. Boats speeding on the lake are prohibited. Applicant shall establish the boat speed limit.

ARTICLE VI. PROPERTY SECURITY

1. Entrance to the park shall be only at the designated areas. The park shall be fenced.
2. Applicant shall develop and maintain the Property and the road system in the park. No tenant or guest shall park in undesignated areas or conduct any activity which in any way damages the road, improvements in the park and the natural habitat of the park.
3. No Tenant or other guest shall remove or cut down any trees in the park or any way damage the park.

ARTICLE VII. EMERGENCY EVACUATION PROVISION

1. Upon there being issued a notification from a governmental authority to evacuate the flood plain because of a emergency weather condition, those Recreational Vehicles that are on pads within the flood plain, shall evacuate by leaving the flood plain area and either leaving the park, if that can be safely done, or by parking their Recreational Vehicles in the designated emergency evacuation area which is so designated.
2. The emergency evacuation area shall be that area north of the soccer field which is designated with the appropriate signage. In the event of overflow, parking for such overflow shall then be extended onto the area to the south which is designated as a soccer field. Upon the governmental authority providing notice that the need for the emergency evacuation has ended, then the tenant(s) shall then be permitted to relocate their Recreational Vehicles back onto their pad site.
3. As part of their lease, all tenants who lease pad sites within the flood area shall be so notified that their pad site is within the flood plain, and shall be provided in their lease written information as to this emergency evacuation plan, as amended from time to time, which shall include the description of the location of the emergency evacuation area and the designated area in which they are to park their Recreational Vehicle in the event of such emergency evacuation.

ARTICLE VIII.
WATER SERVICE/WASTEWATER TREATMENT

1. Water. Water shall be provided to the pad sites with the Property by water lines to the pad sites from one of the two (2) central well systems which will be developed and operated pursuant to the regulations and laws of the State of Nebraska and Sarpy County, Nebraska. The location of the two (2) wells will be at the approximate location as shown by the plan submitted by the Applicant.

2. Wastewater Treatment. Wastewater Treatment shall be provided to each pad site by the utilization of a line that connects to one of the holding tanks. The lines and the holding tanks are set forth in the Plans submitted by the Applicant. The Applicant has the right to revise the location of these improvements depending upon final engineering, testing and permit approval. The Applicant shall direct the tank trucks which remove wastewater from the tanks to access the Property from the north going south by utilizing 36th Street and then proceeding west to the west entrance to the Property and exit the Property by utilizing the west entrance, proceeding east along La Platte Road to 36th Street and then 36th Street north.

3. Plan Approval. The Applicant/Owner shall obtain all of the appropriate approvals and permits for the well system and wastewater treatment system prior to the time they become operational.

ARTICLE IX.
RESTRICTIVE COVENANTS

The Applicant/Owner has developed Restrictive Covenants to be recorded against the Property. Many of the terms in the Restrictive Covenants are specifically set forth in the Operation Plan. The Restrictive Covenants also contain additional covenants and restrictions. A copy of the Restrictive Covenants are attached hereto and incorporated into this Operation Plan by this reference. The County shall have the right to enforce the Restrictive Covenants pursuant to their terms.

ARTICLE X.
AMENDMENT

The Sarpy County Planning Director shall have the right to make minor amendments and/or modification to this Operation Plan at the request of the Applicant. Major modifications and amendments to the Operation Plan can only be made with the approval of the Sarpy County Board.