

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION: SPECIAL USE PERMIT FOR LEISURE VILLAGE

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Special Use Permits; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Leisure Village's application for a Special Use Permit for a Recreational Development for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property legally described as follows:

the E ½ lying south of LaPlatte Road including Tax Lots 6A, 6B2 and 6C1 in Section 29, T13N, R13E and located in the W1/4 lying south of LaPlatte Road including part of Government Lot 2 in Section 28, T13N, R13N all of the 6th p.m., in Sarpy County, NE.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS that this Board makes the following findings of fact:

- I. A public hearing regarding the Special Use Permit Application was held before the Sarpy County Planning Commission on January 20, 2010 and March 17, 2010 before Resolution Special Use Permit – Leisure Village – September 2010

the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.

- II. A public hearing regarding the Special Use Permit Application was held by this Board.
- III. Notice of each of the Public Hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing as required by Neb. Rev. Stat. §23-164 (Reissue 2007).
- IV. The Planning Director has made a recommendation as noted in the attached Exhibit A, which Exhibit A includes the Planning Director report and site plan of the Leisure Village Recreational Area.
- V. The applicant, Leisure Village has submitted an Operation Plan, a Declaration of Covenants and Rules of Leisure Village Recreational Vehicle Park and a Development Agreement, which documents are incorporated herein by reference and attached to this Resolution as Exhibit B.
- VI. The Special Use Permit Application is in compliance with the Comprehensive Development Plan.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the Special Use Permit for Recreational Development on the above described property with the condition that Leisure Village maintain operations as according to the Operation Plan for Special Use Permit, the Declaration of Covenants and Rules of Leisure Village Recreational Vehicle Park and the Development Agreement as described above and attached hereto.

Dated this 28th day of September, 2010.

Moved by Tom Richards seconded by Rich Jansen, that

the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rich Jansen
Tom Richards
Joni Albrecht
Tom Richards

none

none

ABSTAIN:

none



Derra J Houghtaling
County Clerk

Approved as to form:

[Signature]
County Attorney

EXHIBIT A

Sarpy County Board of Commissioners Report
Staff Report Prepared: September 22, 2010
County Board Meeting Date: September 28, 2010

Subject	Type	By
Special Use Permit for a recreational vehicle park for 192 pad sites located in the E ½ lying south of LaPlatte Road including Tax Lots 6A, 6B2 and 6C1 in Section 29, T13N, R13E and located in the W1/4 lying south of LaPlatte Road including part of Government Lot 2 in Section 28, T13N, R13N all of the 6 th p.m., in Sarpy County, NE.	Resolution and public hearing	Rebecca Horner, AICP Planning Director

○ Request

- This is a request for a special use permit for a recreational vehicle park for 192 pad sites on approximately 220 acres with accessory recreational services. The attached site plan shows the proposed layout of the use. There are associated applications including a floodplain development permit, preliminary and a final plat.
- Wastewater will be provided with double walled concrete holding tanks that will be periodically pumped. All holding tanks will meet state minimum standards.
- Drinking water will be provided through an on-site well system. The applicant provided preliminary well testing reports. The non-transient, non-community well system will meet state minimum standards.

○ History

- The applicant met with staff in 2009 to discuss the proposal. The applicant held a neighborhood meeting on January 6, 2010, which staff attended, in order to present the project and address neighborhood concerns. The application was heard at three separate planning commission meetings.
- The County Sheriff took aerial photographs during the June 2010 flood event. It appears from the photographs that the proposed pad sites are largely outside of the flooded areas. Only a portion of approximately ten sites, if any, would have been affected by flood waters. Images are attached.
- Staff met with the applicant and neighbors to resolve issues several times in the past year.

○ Comprehensive Development Plan and Zoning

- The Sarpy County Development Structure Plan indicates this area as Bellevue Future Growth. The Comprehensive Plan indicates two separate policy tiers for the area indicating a split of open agricultural with master planned developments and low density residential.
- The existing zoning is AG, Agricultural. The proposed use is a permitted special use in the AG district.
- The proposed use a low density transitional recreation use. A portion of the property is encumbered by floodplain and the uses are limited. The proposed use appears to be an alternative use of the property as allowed by the Zoning Regulations and Comprehensive Plan.

○ Special Use Permit

- The following conditions were attached to the recommendation from Planning Commission:
 - Resolve NRD and NDEQ comments related to water, floodplain and wastewater.
 - Meet five requirements of MUD response related to protection of the municipal well system.
 - Tie covenants to the special use permit.
 - Pave 2,600 feet of roadway on the east side as shown on attached site plan.
 - Bury power lines if OPPD approves the request.
 - Space wastewater holding tanks at least 250 feet from registered wells.
 - Resolve sight distance issues to the satisfaction of the County Surveyor.
- The applicant worked with MUD, NDEQ and the NRD to resolve the comments. Conditions are placed in the Development Agreement to bind compliance with all state and local requirements for drinking water and wastewater. Exhibits are attached to the agreements to show how the spacing requirements are met.
- The applicant agreed to match fencing abutting the lake properties. A fencing exhibit is included in the agreement. Originally the applicant showed a chain link fencing to match the existing fencing. Concerns about rusting were discussed and a strand wire fence was recommended by the Planning Commission.
- The applicant is providing landscaping, including upgraded landscaping abutting the lake properties as well as long the entire frontage of the property. Spruce trees are shown at 25' spacing adjacent to the Hanson's Lakes and a Cottonwood/Conifer screen is shown along LaPlatte Road at 25' spacing. A landscaping exhibit is included in the agreement.
- The applicant provided covenants which restrict the use and type of vehicles that will be within the site.
- An emergency evacuation plan is provided in the covenants and operation plan.
- A site manager shall be located on the property.

○ Planning Commission Recommendation

- There was testimony from neighbors in Chris, Hanson and Betty Lakes some of which was in opposition and some was neutral at the Planning Commission hearing.
- Planning Commission recommended approval...
- *Lichter moved, seconded by Thompson to approve the Special Use Permit for Leisure Village provided that staff comments are resolved prior to scheduling to the County Board as it conforms to the Comprehensive Plan, Zoning and Subdivision regulations with the following conditions: meet all five MUD comments in the letter from the March 17th meeting be complied with, the most recent draft of the covenants being tied to the permit, applicant will pave 2600 feet of roadway on the east side as delineated on map, applicant bury power lines inside the development and have exterior power lines coming to the development so long that OPPD approves, waste tanks will not be within 250' so far as the topography works, if not then as close to the 250' from the closest registered well, and that Mr. Lynam review the site distance and resolve and make recommendations. Ballot: **Ayes:**, Dunbar, Fenster, Lichter, Thompson, Torczon, Wear. **Nays:** Bliss and Stuart. **Abstain:** None. **Absent:** Labart, Whitfield and Vanek. **Motion carried.**(6-2)*

○ Recommendation

- For the reasons stated above I recommend approval to the Special Use Permit for a recreational vehicle park for 192 pad sites located in the E ½ lying south of LaPlatte Road including Tax Lots 6A, 6B2 and 6C1 in Section 29, T13N, R13E and located in the W1/4 lying south of LaPlatte Road including part of Government Lot 2 in Section 28, T13N, R13N all of the 6th p.m., in Sarpy County, NE. due to finding of conformance with the provisions of Zoning Regulations and the Comprehensive Plan.

Respectfully submitted by:



Rebecca Horner, AICP
Planning Director

DEVELOPMENT AGREEMENT

This Development Agreement made as of the dates indicated at the signatures below by and between Century Development L.L.C., a Nebraska limited liability company (hereinafter "Developer") and the County of Sarpy, State of Nebraska (hereinafter "County"). Collectively, Developer and County are hereinafter sometimes referred to as the "Parties."

WITNESSETH:

WHEREAS, Developer is the owner of or has been designated by the owner as agent for the development of the parcel of land or real property within the County's zoning and platting jurisdiction shown on the plat attached hereto as Exhibit "A" (hereinafter defined as the "Development Area"), known as Leisure Village, a subdivision surveyed, platted and recorded in Sarpy County, Nebraska, which is within the County's zoning and platting jurisdiction; and

WHEREAS, Developer has requested County to approve a specific platting, Operation Plan and Special Use Permit, of the Development Area; and

WHEREAS, Developer and County wish to agree upon the manner, method and the extent to which certain public and private improvements may be constructed and located in Sarpy County, Nebraska.

WHEREAS, Developer and County agree that the terms and conditions hereof shall govern development of the entire Development Area.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

SECTION

I.

There shall be no public improvements installed. All improvements shall be private. The private improvements are as follows:

A. The development of a private roadway system within the Development Area at the location shown in Exhibit "B" attached hereto. The roadway, as shown on Exhibit "B" attached hereto, shall be a pervious aggregate roadway with the exception of an area consisting of 2,600 lineal feet of a hard surfaced roadway at the entrance and the northeast portion of the Development Area in the location shown on Exhibit "B1" attached hereto. The roadway shall be installed pursuant to plans and specifications prepared by Thompson, Dreessen & Dorner, Inc., a copy of which shall be provided to County prior to commencing construction of the improvements.

B. The wastewater system shall consist of holding tanks located and sized as shown on the Sanitary Sewer and Water Exhibit attached hereto as Exhibit "C". Plans and specifications for said holding tanks shall be prepared by Thompson, Dreessen & Dorner, Inc., a copy of which shall be provided to County prior to commencement of construction.

C. All groundwater wells, monitoring wells and related appurtenances shall be constructed, installed and located as shown on Exhibit "C" and "C-1" attached hereto. Plans and specifications for such improvements shall be prepared by Thompson, Dreessen & Dorner, Inc., a copy of which shall be provided to the County prior to commencement of construction.

D. There shall be no publicly installed street lights. There may be some minimal indirect security lighting within the Development Area. Lighting shall be in conformity and located as shown on the lighting Exhibit attached hereto as Exhibit "C2".

E. With the exception of shaping for the road, pad areas and the entrance, there shall be no grading.

F. Private overhead power shall come into the site and then be fed to the pads through underground electrical service.

G. Landscaping shall be in conformity with and located as shown on the Landscape Exhibit prepared by Thompson, Dreessen and Dorner, attached hereto as Exhibit "D".

H. Fencing and security shall be in conformity with and located as shown on the Fencing and Security Exhibit prepared by Thompson, Dreessen and Dorner, attached hereto as Exhibit "E".

I. The Development Area shall be constructed in conformity with the Post Construction Stormwater Management Plan to meet County requirements.

J. Erosion control shall be performed as needed by seeding the Development Area, controlling erosion of areas disturbed by grading operations, constructing temporary terraces on slopes, temporary silting basins and spillways, and whatever further measures are necessary to prevent erosion, damage and sedimentation to adjacent properties and public rights-of-way. Developer shall take the appropriate measures as required by the grading permit issued by the County to control dust during the construction process of the Project.

K. Developer shall reconstruct the dike to an elevation of not less than 979 feet above sea level in the approximate location as shown on Exhibit E 1 attached hereto. Reconstruction of the dike will be approved by the Natural Resources District prior to start of reconstruction work.

SECTION

II.

Developer and County acknowledge that the Developer plans to use Development Area as a recreational area. Said recreational area will include recreational vehicle parking for up to 192 pad sites as well as related recreational activity; both the recreational vehicle pad sites and all other recreational activities shall be in compliance with a Special Use Permit issued by County.

Developer and County covenant and agree that Developer shall:

A. Operate said Development Area according to the Operation Plan for the Special Use Permit, which said Operation Plan is attached hereto and incorporated by reference as Exhibit "F". Said Operation Plan may be amended from time to time as approved by County.

B. Developer shall enforce the Covenants and Rules of Leisure Village Recreational Vehicle Park, which document is attached hereto and incorporated by reference as Exhibit "G". Said Covenants and Rules of Leisure Village Recreational Vehicle Park may be amended from time to time as according to Article VIII General Provisions in said document.

SECTION III.

Developer and County covenant and agree that Developer shall:

A. Conform to the requirements of the applicable County regulations and ordinances and any change in those regulations and ordinances. Conform to the requirements of state and local law.

B. Be responsible for securing all local and state permits necessary for construction of public improvements, and to construct all systems in accordance with existing environmental, health, safety, and welfare rules, regulations, and standards as may be in place at the time of construction.

C. Provide a copy to County of any permits from the Nebraska Department of Health and Human Services and the Nebraska Department of Environmental Quality prior to construction of any groundwater wells, monitoring wells and any wastewater holding tanks.

D. Water:

1. Water shall be provided to the pad sites by water lines from one of two central well systems which shall be developed and operated pursuant to the regulations and laws of the State of Nebraska and Sarpy County, Nebraska.
2. Developer shall construct two monitoring wells as located on Exhibit "C" attached hereto.
3. Developer shall test the monitoring wells at least two times yearly for contamination of groundwater. Contamination testing shall minimally include coliform bacteria and nitrates along with parameters required by the Nebraska Department of Environmental Quality. Results of testing shall be sent to the Sarpy County Planning Department, the Hansen/Chris Lake Neighborhood Association ("Association") and the Metropolitan Utilities District; Metropolitan Utilities District address is below:

Metropolitan Utilities District

Supervisor Platte South Water Treatment Plant
1723 Harney Street
Omaha, NE 68102

The Association shall provide a name and address to whom the Developer is to send such information.

4. The monitoring wells shall be available for testing by the Nebraska Department of Environmental Quality as necessary.

E. Wastewater:

1. At all times all wastewater systems and wastewater holding tanks shall be developed and operated pursuant to the regulations and laws of the State of Nebraska and Sarpy County, Nebraska as now existing and as from time to time amended.
2. Before any construction of any wastewater system or holding tank, a permit shall be obtained for said construction and operation from the proper authority of the State of Nebraska. A copy of said permit shall be provided to County.
3. Developer shall construct wastewater holding tanks and sewer lines as located on Exhibit "C" attached hereto.
4. Developer shall construct the wastewater holding tanks of a material other than concrete with double wall construction and leak detection in the interstitial space between the tank walls.
5. Wastewater Tank leak detection shall consist of a secondary containment membrane with a monitoring device as shown on Exhibit "H" attached hereto. The tanks shall be operated pursuant to Article VIII, paragraph 2 of the Operational Agreement. The ground water monitoring wells shown on Exhibit "C" shall be tested twice annually for coliform bacteria and nitrates. The monitoring wells for the tanks shall be checked as needed.

F. Developer shall provide to the County a Post Construction Storm Water Management Plan ("PCSMP") approved by the Natural Resources District ("NRD") prior to the time that a certificate of occupancy is issued by the County permitting recreational vehicles to locate within the Development Area.

G. Developer warrants that it has not employed or retained any company or person, other than a bona fide employee working for Developer, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person other than a bona fide employee working for Developer any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, County shall have the right to annul this Agreement without liability to County or Developer. Developer shall require the same warranty from each contractor with whom it contracts in any way pertaining to its wastewater system. The Prohibition provided for herein shall not apply to the retention of any attorney or other agent for

the purpose of negotiating any provision of this Agreement where the existence of such agency has been disclosed to County.

H. Abide by and incorporate into all of its construction contracts the provisions required by the regulations of County pertaining to construction of the improvements being installed and testing procedures therefore.

I. Be responsible for securing all local and state permits necessary for construction, and to construct all systems in accordance with existing environmental, health, safety and welfare rules, regulations, and standards as may be in place at the time of construction.

SECTION
IV.

The improvements cited herein or depicted on the plat attached hereto understood to be the minimum acceptable to County.

SECTION
V.

Prior to the commencement of the construction of the improvements contemplated by this Agreement, Developer shall submit all plans and specifications to the Sarpy County Building Inspector or designated representative for review and approval. Copies of all subsidiary and/or ancillary agreements with utility companies and others providing service for the improvements contemplated by this Agreement shall be provided to County.

SECTION
VI.

Developer shall not discriminate against any parties on account of race, national origin, sex, age, political or religious affiliations, or disabilities in violation of federal or state or local ordinances.

SECTION
VII.

The Parties shall, without cost to County, conform to the requirements of the applicable County regulations and ordinances and any change in those regulations and ordinances.

SECTION
VII.

Each party agrees to provide the other Parties with as much advance notice as is reasonably possible when this Agreement calls for the approval of a Party before an action can be taken. The Parties agree to cooperate in the undertakings contemplated by this Agreement and shall share and exchange necessary reports and other documents as required and when reasonably requested by other Parties to this Agreement. Any notice required under this Agreement shall be in writing and shall be sent by certified mail, return receipt requested, to the addresses as noted below. Any party to this Agreement may change its address for notice specified hereunder by sending written confirmation of such change by certified mail, return receipt requested, to the other Parties to this Agreement. The addresses for the purpose of notice and other communications are as follows:

For Developer:

Frank R. Krejci
Century Development L.L.C.
1505 N. 203rd Street
Omaha, NE 68022

With a copy to:

James E. Lang
Laughlin, Peterson & Lang
11718 Nicholas Street, Suite 101
Omaha, NE 68154

For County:

County Clerk, County of Sarpy
1210 Golden Gate Dr., Suite 1118
Papillion, NE 68046

and

Planning and Building Department, County of Sarpy
1261 Golden Gate Dr., Suite 2E
Papillion, NE 68046

SECTION
IX.

This Agreement shall be binding upon the Parties, their respective successors and assigns. The covenants, warranties, and other obligations of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors, and assigns. The Parties agree that a Party's obligation to perform pursuant to this agreement may only be released to the extent said obligation is assumed, by written agreement or by operation of law, by the respective heirs, personal representatives, successors, and assigns.

SECTION
X.

The laws of the State of Nebraska shall govern as to the interpretation, validity, and effect of this Agreement.

SECTION
XI.

This Agreement constitutes the entire agreement between the Parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings, oral and written, between the Parties with respect to the subject matter of this Agreement. This Agreement may not be amended, modified, or altered unless by written agreement signed by all Parties to this Agreement.

SECTION
XII.

Every representation, covenant, warranty, or other obligation within this Agreement shall carry with it an obligation of good faith in its performance or enforcement.

SECTION
XIII.

Developer represents, covenants, and warrants that the making and execution of this Agreement, and all other documents and instruments required hereunder, have been duly authorized by the necessary corporate action of Developer and are valid, binding, and enforceable obligations of Developer in accordance with its respective terms.

SECTION
XIV.

This Agreement may be recorded at the option of any party hereto at the expense of the recording party.

IN WITNESS WHEREOF, we, the contracting Parties, by our respective duly authorized agents, hereby enter into this Agreement, effective on the day and year affixed hereon. Executed in duplicate on the dates indicated with the signatures below.

SARPY COUNTY, NEBRASKA,
A Political Subdivision

Chairperson, Board of Commissioners

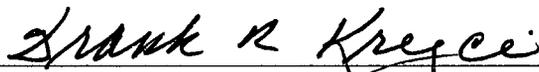
Attest:

Approved as to form:

Sarpy County Clerk

Sarpy County Attorney

Century Development L.L.C., a Nebraska limited
liability company
1505 N. 203rd Street
Omaha, NE 68022

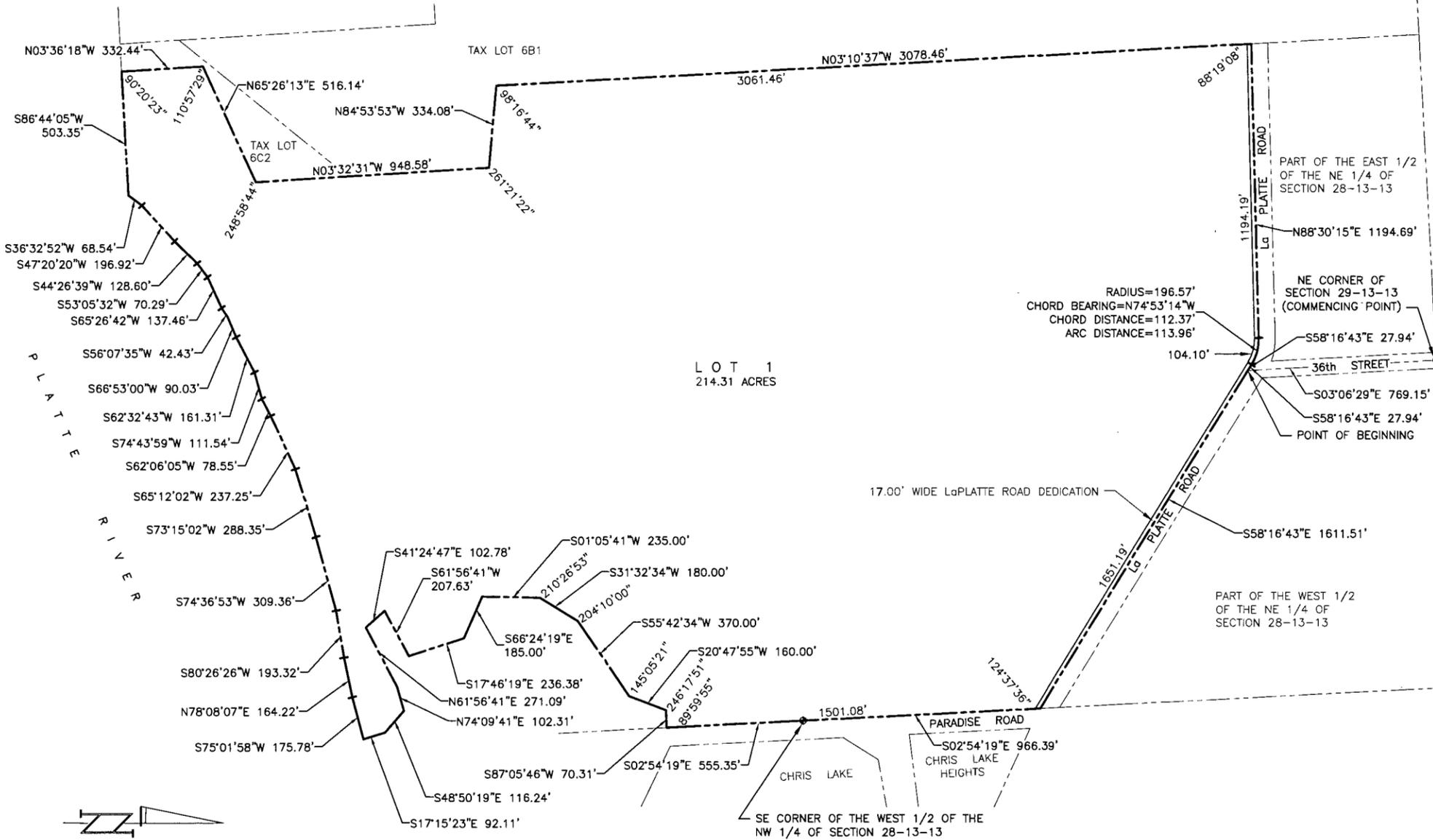

Frank R. Krejci, Manager

LEISURE VILLAGE

LOT 1

BEING A PLATTING OF THE EAST 1/2 OF THE NE 1/4 LYING SOUTH OF LaPLATTE ROAD AND TAX LOTS 6A, 6B2 AND 6C1 IN SECTION 29, TOGETHER WITH THE WEST 1/2 OF THE NW 1/4 LYING SOUTH OF LaPLATTE ROAD AND PART OF GOVERNMENT LOT 2 IN SECTION 28, ALL IN T13N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA

PART OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 29-13-13



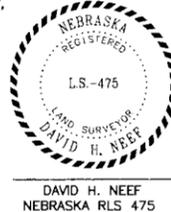
LOT 1
214.31 ACRES

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS
 COUNTER _____ C.E. _____ FILED FOR RECORD _____ AT _____ M
 VERIFY _____ D.E. _____ INSTRUMENT # _____
 PROOF _____
 FEES \$ _____
 CHECK # _____
 CHARGE _____ CASH _____ LLOYD J. DOWDING REGISTER OF DEEDS SARPY COUNTY, NE

DATE
10/28/09
 DRAWN BY
RJR
 CHECKED BY
DHN
 REVISION

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS LEISURE VILLAGE, LOT 1, BEING A PLATTING OF THE EAST 1/2 OF THE NE 1/4 LYING SOUTH OF LaPLATTE ROAD AND TAX LOTS 6A, 6B2 AND 6C1 IN SECTION 29, TOGETHER WITH THE WEST 1/2 OF THE NW 1/4 LYING SOUTH OF LaPLATTE ROAD AND PART OF GOVERNMENT LOT 2 IN SECTION 28, ALL IN T13N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 29; THENCE S03°06'29"E (ASSUMED BEARING) 769.15 FEET ON THE EAST LINE OF SAID SECTION 29 TO THE SOUTH LINE OF THE 66.00 FOOT WIDE LaPLATTE ROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE S58°16'43"E 1611.51 FEET ON THE SOUTH LINE OF THE 66.00 FOOT WIDE LaPLATTE ROAD RIGHT-OF-WAY TO THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 28; THENCE S02°54'19"E 966.39 FEET ON THE EAST LINE OF SAID WEST 1/2 TO THE SOUTHEAST CORNER THEREOF; THENCE S02°54'19"E 555.35 FEET ON THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE S87°05'46"W 70.31 FEET; THENCE S20°47'55"W 160.00 FEET; THENCE S55°42'34"W 370.00 FEET; THENCE S31°32'34"W 180.00 FEET; THENCE S01°05'41"W 235.00 FEET; THENCE S66°24'19"E 185.00 FEET; THENCE S17°46'19"E 236.38 FEET; THENCE S61°56'41"W 207.63 FEET; THENCE S41°24'47"E 102.78 FEET; THENCE N61°56'41"E 271.09 FEET; THENCE N74°09'41"E 102.31 FEET; THENCE S48°50'19"E 116.24 FEET; THENCE S17°15'23"E 92.11 FEET TO THE TOP OF THE NORTH BANK OF THE PLATTE RIVER AS SHOWN ON A SURVEY MADE BY WILLIAM A. FARRELL RLS 330 DATED NOVEMBER 18, 2008; THENCE SOUTHWESTERLY ON SAID NORTH BANK ON THE FOLLOWING DESCRIBED 16 COURSES; THENCE S75°01'58"W 175.78 FEET; THENCE S78°08'07"W 164.22 FEET; THENCE S80°26'26"W 193.32 FEET; THENCE S74°36'53"W 309.36 FEET; THENCE S73°15'02"W 288.35 FEET; THENCE S65°12'02"W 237.25 FEET; THENCE S62°06'05"W 78.55 FEET; THENCE S74°43'59"W 111.54 FEET; THENCE S62°32'43"W 161.31 FEET; THENCE S66°53'00"W 90.03 FEET; THENCE S55°05'32"W 70.29 FEET; THENCE S44°26'39"W 128.60 FEET; THENCE S47°20'20"W 196.92 FEET; THENCE S36°32'52"W 68.54 FEET TO THE SOUTH LINE OF SAID TAX LOT 6C1; THENCE S86°44'05"W 503.35 FEET ON THE SOUTH LINE OF SAID TAX LOT 6C1 TO THE SOUTHWEST CORNER THEREOF; THENCE N03°36'18"W 332.44 FEET ON THE WEST LINE OF SAID TAX LOT 6C1; THENCE N65°26'13"E 516.14 FEET ON THE WEST LINE OF SAID TAX LOT 6C1; THENCE N03°32'31"W 948.58 FEET ON THE WEST LINES OF SAID TAX LOTS 6C1 AND 6B2; THENCE N84°53'53"W 334.08 FEET ON THE SOUTH LINE OF SAID TAX LOT 6A TO THE SOUTHWEST CORNER THEREOF; THENCE N03°10'37"W 3078.46 FEET ON THE WEST LINE OF SAID TAX LOT 6A AND ON THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SAID SECTION 28 TO THE SOUTH LINE OF THE 66.00 FOOT WIDE LaPLATTE ROAD RIGHT-OF-WAY; THENCE N88°30'15"E 1194.69 FEET ON THE SOUTH LINE OF THE 66.00 FOOT WIDE LaPLATTE ROAD RIGHT-OF-WAY TO THE POINT OF BEGINNING.

LEISURE VILLAGE
FINAL PLAT



CONTAINING 215.46 ACRES MORE OR LESS
 DATE: OCTOBER 28, 2009
 DAVID H. NEEF
 NEBRASKA RLS 475

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT I, FRANK R. KREJCI, TRUSTEE OF THE FRANK R. KREJCI REVOCABLE TRUST BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND A LOT TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LEISURE VILLAGE, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

APPROVAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS
 THIS PLAT OF LEISURE VILLAGE WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 20____.
 COUNTY CLERK _____ CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS _____

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR
 THIS PLAT OF LEISURE VILLAGE WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS _____ DAY OF _____, 20____.
 SARPY COUNTY PLANNING DIRECTOR _____

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION
 THIS PLAT OF LEISURE VILLAGE WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.
 CHAIRMAN, SARPY COUNTY PLANNING COMMISSION _____

APPROVAL OF THE SARPY COUNTY SURVEYOR
 THIS PLAT OF LEISURE VILLAGE WAS APPROVED BY THE SARPY COUNTY SURVEYOR.
 DATE _____ SARPY COUNTY SURVEYOR _____

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) s.s.)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY FRANK R. KREJCI, TRUSTEE OF THE FRANK R. KREJCI REVOCABLE TRUST ON BEHALF OF SAID TRUST.
 NOTARY PUBLIC _____

SARPY COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 20____.
 SARPY COUNTY TREASURER _____

EXHIBIT "A"

169-193
BOOK
PAGE
exhibit A.dwg



DATE	AS SHOWN
DATE	1-25-10
BY	JL
DATE	3-7
BY	JL
DATE	8-16-10
BY	JL

LEISURE VILLAGE

CENTURY DEVELOPMENT

SITE PLAN EXHIBIT "B"

2 THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10336 OLD MILL ROAD, OMAHA, NEBRASKA 68154
PHONE: 402.338.8869 FAX: 402.338.8888 EMAIL: TD@THOMPSONDRESSEN.COM
WWW: WWW.TDSD.COM

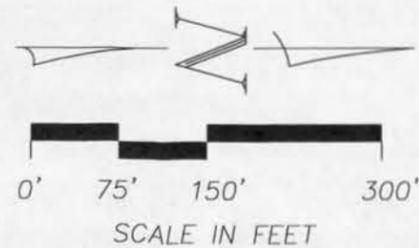


EXHIBIT "B"



PROPOSED PAVED ROADWAY
APPROX. 2600 L.F.

EXHIBIT "B1"



2 THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10835 OLD MILL ROAD, OMAHA, NEBRASKA 68154
PHONE: 402.335.8860 FAX: 402.335.8868 EMAIL: TD@TDDCO.COM
WEBSITE: WWW.TDDCO.COM



LEISURE VILLAGE
CENTURY DEVELOPMENT
PROPOSED PAVED ROADWAY DELINEATION
EXHIBIT "B1"

DATE	AS SHOWN
03-18-10	
DRAWN BY	DWG
CHECKED BY	AJ/DWG
DATE	



2 THOMPSON, DREESSEN & DORNER, INC. Consulting Engineers & Land Surveyors 10936 OLD MILL ROAD OMAHA, NEBRASKA 68154 PHONE: 402.336.8881 FAX: 402.336.8888 EMAIL: TDORNER@TDCO.COM WEBSITE: WWW.TDCO.COM		LEISURE VILLAGE	
		CENTURY DEVELOPMENT	
SHEET 1 OF 1 169-193		MONITORING WELL LOCATION EXHIBIT "C1"	
DATE	AS SHOWN	DATE	AS SHOWN
1-25-10	1-25-10	DATE	AS SHOWN
JLT	JLT	DATE	AS SHOWN
JLT	JLT	DATE	AS SHOWN
03-27-10	03-27-10	DATE	AS SHOWN

EXHIBIT "C1"

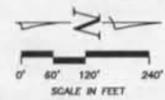


<p>2 THOMPSON, DREESSEN & DORNER, INC. Consulting Engineers & Land Surveyors 10835 OLD HILL ROAD • OMAHA, NEBRASKA 68164 PHONE: 402.330.8866 FAX: 402.330.8868 EMAIL: TDORNER@TDDO.COM WEBSITE: WWW.TDDO.COM</p>	LEISURE VILLAGE	AS SHOWN
	CENTURY DEVELOPMENT	9-21-10
	LIGHTING EXHIBIT "C2"	DLT
		DLT

EXHIBIT "C2"

169-193

SHEET 1 OF 1



DATE	AS SHOWN
NO.	1-25-10
BY	JLT
CHECKED BY	JLT
APPROVED BY	HHH

LEISURE VILLAGE
CENTURY DEVELOPMENT
LANDSCAPING EXHIBIT "D"

2 THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10301 OLD MILL ROAD • OMAHA, NEBRASKA 68154
PHONE: 402.336.6888 FAX: 402.336.6888 EMAIL: TDORNER@TDSDCO.COM
WEBSITE: WWW.TDSDCO.COM



EXHIBIT "D"



AS SHOWN		LEISURE VILLAGE		CENTURY DEVELOPMENT		FENCING AND SECURITY EXHIBIT "E"	
NO. OF SHEETS	DATE	PROJECT NO.	SCALE	DATE	PROJECT NO.	SCALE	DATE
1	01-20-11	1000000000	AS SHOWN	01-20-11	1000000000	AS SHOWN	01-20-11

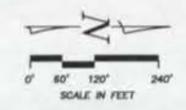
2 THOMPSON, DREESSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10000 W. 100th St., Suite 1000
 Overland Park, KS 66204
 PHONE: 913.233.8888 FAX: 913.233.8888 EMAIL: TDORNER@TDCO.COM
 WEBSITE: WWW.TDCO.COM



EXHIBIT "E"



CONCEPTUAL LEVY
RECONSTRUCTION
ELEV. = 979 MIN.



DATE	AS SHOWN
DATE	1-25-10
DATE	3-7
DATE	3-7
DATE	8-18-10

LEISURE VILLAGE	LEVY RECONSTRUCTION EXHIBIT "E1"
CENTURY DEVELOPMENT	

2 THOMPSON, DRESSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10301 OLD MILL ROAD - OMAHA, NEBRASKA 68154
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 WEBSITE: WWW.TDDCO.COM



EXHIBIT "E1"

169-193

LEISURE VILLAGE RECREATIONAL VEHICLE PARK
SARPY COUNTY, NEBRASKA

OPERATION PLAN FOR SPECIAL USE PERMIT

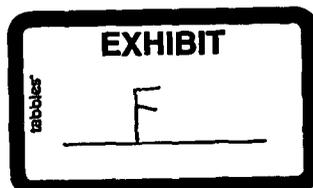
ARTICLE I.
GENERAL INFORMATION

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").
2. The County Board has the authority to revoke the Special Use Permit after notice to Applicant and property owner and public hearing if activity at Leisure Village Recreational Vehicle Park is in violation of the terms of this Operation Plan, Covenants and/or the Development Agreement and or if the activity consists of a nuisance as defined in the Sarpy County Zoning Regulations.



3. Developer commits to cooperate with the Sarpy County Planning Department to resolve complaints or issues related to the use of the Property.

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. 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, and other permitted vehicles and property, no other Recreational Vehicle shall be permitted to park on the pad site, except as authorized in writing by Applicant. The Tenant cannot sublet his pad or Recreational Vehicle.
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 and the permitted vehicles consisting of keeping the vehicles 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 be approved by Applicant.
9. Boats which are not in the water and boat trailers must be parked in designated areas.
10. ATV's shall be registered with the park each season and shall be operated only in designated areas. Dirt bikes are prohibited. Airboats are prohibited within the Property, including on the lakes within the Property and the beaching of airboats on the Platte River frontage by residents and guests. ATV's shall only have stock mufflers and spark arrestors.
11. No activity, including loud noises, which constitute a nuisance shall be permitted at any time.
12. Between 8 AM and 10 PM noise shall be limited to 75 dbL. Between 10 PM and 8 AM noise shall be limited to 55 dbL.
13. Recreational Vehicles may also be parked in other areas designated by the Applicant. Recreational Vehicles shall be parked and or stored on each individual pad site as shown on Exhibit B, Site Plan.

14. Each Lot can have no more than 2 gas containers properly colored and marked and not to exceed 5 gallons each.

ARTICLE V. LAKE RULES

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

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 and other non-motorized watercraft. 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. The lake is a no wake lake. The boating speed limit shall be five (5) miles per hour.

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.

4. Applicant shall employ a full time park manager on site to operate and supervise the RV park operation pursuant to the Operating Agreement, Covenants and Special Use Permit.

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 and all movable items that are on pads within the flood plain, shall be evacuated by leaving the flood plain area and either leaving the park, or by parking their Recreational Vehicles and all moveable items 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 and all moveable items back onto their pad site.

3. In the event that tenants are not able to remove their Recreational Vehicles and movable items, the park superintendant shall move the Recreational Vehicles to a designated area outside of the floodplain.

4. Recreational Vehicles located within the floodplain may be anchored, which anchoring system shall consist of a quick release mechanism. Recreational Vehicles anchored within the floodplain are not required to be moved in a flood event.

5. 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 within 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 on 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. The size, location and design of the tanks are set forth in the Sanitary Sewer Exhibit submitted with the Application and attached hereto as Exhibit "B". In particular, monitoring wells shall be located east of the wastewater storage tanks and west of Chris Lake. Applicant shall also try to locate the storage tanks which are located on the east portion of the Property and west of Chris Lake as far north as reasonably practical when such tanks are installed. The tanks will contain an alarm system when tanks are at 80% capacity. Tanks will be emptied at the end of the Season and during the Season on a periodic basis under contract with the tank contractor to insure that the tanks do not exceed capacity. The tanks will be located near access roads. The tanks will meet the requirements of the Nebraska Department of Environmental Quality.

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. TRASH COLLECTION

All tenants shall be required in the Lease to keep their property in good condition and free of trash. Trash collection containers shall be located for the disposal of trash throughout the Property and shall not be placed along the immediate limits of the abutting property to the east. The trash containers shall be emptied during the season by a trash collection company when needed, not less than one time per week, which the trash will be collected early in the week. If a tenant does not keep their pad site free of trash, the park superintendant shall pick up the trash.

ARTICLE X. 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

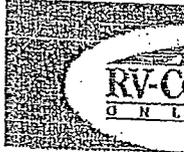
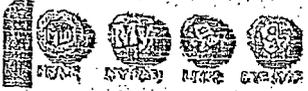
and incorporated into this Operation Plan by this reference. The County shall have the right to enforce the Restrictive Covenants pursuant to their terms.

ARTICLE XI CHANGE IN OWNERSHIP OR TITLE

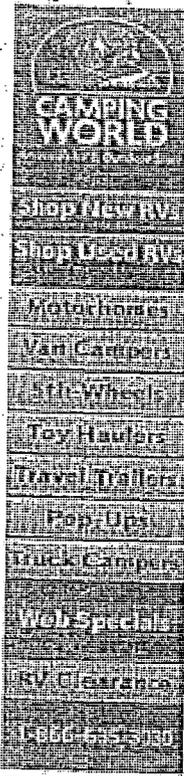
In the event the Applicant transfers or intends to transfer title to the property to a person or entity (the "Transferee") in which Frank R. Krejci, Century Development Co., L.L.C., or the heirs, family or estate of Frank R. Krejci will own less than 50%, then for the Transferee to continue to operate the RV park on the property under the terms of the Special Use Permit and related documents (together the "Special Use Permit"), the Transferee must first obtain approval from the Sarpy County Board for such Transferee to operate the RV park under the terms of the Special Use Permit. In such event, the Applicant or Transferee shall file an application with the Sarpy County Planning Department requesting that the Sarpy County Board approve the transfer of the Special Use Permit to the Transferee. The transfer of the Special Use Permit to the Transferee shall be approved if, after public hearing, the Sarpy County Board determines that the Transferee has the capability to operate the property as an RV park pursuant to the terms of the Special Use Permit.

ARTICLE XII. AMENDMENT

Modifications to the Operation Plan and Covenants are required to be approved by the Sarpy County Board of Commissioners.



NEWSLETTER



Camolin World Fall Photos Ad by Google



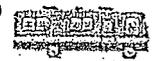
Types of RVs

Recreational vehicles combine transportation and temporary living accommodations for travel, recreation and camping. RVs cover a wide range of interests and budgets. At one end of the spectrum, there are folding camping trailers that sell for a few thousand dollars while at the other end you can find luxurious motorhomes that feature all the comforts of home and come with a price tag to match.

Before you buy or rent an RV, it pays to gain a basic understanding of how RVs are categorized. The RV world is generally divided into two broad categories: motorized RVs and towable RVs. Motorized RVs combine a motor vehicle chassis and living quarters in single unit. Under motorized RVs, you'll find class A, class B, and class C motorhomes. Towable RVs are designed to be towed by a car, van, SUV, or pickup truck, but are small enough so as not to require a special highway movement permit. Under towable RVs, the accepted sub-categories are travel trailers, folding camping trailers, fifth wheels, and truck campers.

Motorized RVs

Class A motorhomes are generally the top dogs of the RV world. Units range in weight from 15,000 to 30,000 pounds and stretch from 30 to 40 feet in length. Describing them as "motorhomes" is no exaggeration. Class A units come with almost every creature comfort you would expect in a home, minus the front lawn. They are frequently constructed on custom undercarriages or on a 3-10 ton truck chassis. Many Class A motorhomes also feature an automatic slideout. At the touch of a button, motorhome owners can extend a portion of their RV's exterior wall outward to expand their living space. Class A motorhomes usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. They can sleep up to eight people, depending on the model and the floor plan. Of course, all those features don't come cheap. Even low-priced models often top \$100,000, and the upper end of the price range approaches \$500,000.



Class B motorhomes, also commonly known as van conversions, are the smallest fully enclosed motorhomes. They are constructed on a van chassis with elevated roof lines but no modifications to the length or width of the original chassis. Class B motorhomes generally weigh 6,000 to 9,000 pounds and are 17 to 19 feet in length. Although living space is limited, Class B motorhomes receive high marks for economy, durability, and handling. When not RVing, many Class B owners make use of their units as family vehicles. Class B motorhomes usually provide cooking facilities, a refrigerator or an ice box, heating, a self-contained toilet, a fresh water tank, a waste water tank, a faucet, a sink, convertible beds, a LP (propane) gas supply, and 110 VAC and 12VDC electrical outlets. Class B motorhomes can sleep from two to four people depending on the model. Prices range from \$40,000 to above \$100,000.

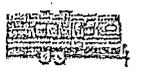


Class C motorhomes, sometimes referred to as mini-motorhomes, are scaled-down versions of Class A motorhomes. They range in weight from 10,000 to 12,000 pounds and stretch from 20 feet to 31 feet in length. Class C motorhomes are generally constructed on a larger van chassis. The driver compartment is similar to a van, with a large box in the back. Class C motorhomes usually come with a sleeping bunk above the cab, in addition to a bedroom in the rear of the unit. Like their Class A big brothers, many Class C units feature a slideout to quickly extend the motorhome's living space. Class C units usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. Class C motorhomes can sleep up to ten people depending on the model and the floor plan. Prices range from \$50,000 to around \$150,000.



Towable RVs

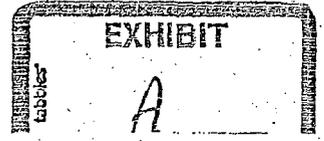
Travel trailers come in a variety of sizes, ranging from a small bedroom on wheels to the equivalent of a Class A motorhome without the engine and transmission. Travel trailers may be as small as 10-foot long or as big as 35-foot long. Many feature a slideout to quickly extend the unit's living space. Travel trailers must be pulled by a separate tow vehicle. For most travel trailers, tow vehicles must be equipped with a load distributing hitch and other special devices designed to control the sway of the trailer. Nonetheless, most full-size sedans, vans, SUVs, and pickup trucks are up to the job. Moreover, manufacturers have been introducing lighter weight models in recent years to reduce the burden of towing. Travel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to eight people depending on the model and floor plan. Prices range from \$10,000 to \$100,000.



Folding camping trailers are the least expensive RV. Also commonly referred to as tent trailers or pop-up trailers, folding camping trailers are designed from the ground up to be lightweight and inexpensive while providing many of the conveniences found in a basic travel trailer. Because of their relatively small size, folding camping trailers can easily be towed by a typical mid-size car, and even compact cars in some cases. A folding camping trailer can be thought of as a large, expandable tent built on a trailer. Most modern models incorporate a rigid roof and a lift system to expedite setup. Because the sides collapse for towing and storage, the units take up very little space when not in use. Folding camping trailers usually provide cooking facilities, a refrigerator or an ice box, heating, a fresh water tank, a waste water tank, a faucet, a sink, convertible/pull-out beds,



- RV Classifieds
- 1978 MCI mc-8 - \$55,000
- 2006 Heritage Recreational Veh HERITAGE BY ABLE - \$28,500



- 2006 Forest River Lexington 263 GTS - \$69,000
- 2003 Four Winds Fun Mover 35C - \$105,000
- 1981 GMC T80204 - \$29,000
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- Search RV Classifieds
- Classifieds Policies
- Benefits for Dealers
- Sell Your RV
- Dealer Signup

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LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices begin at around \$4,000 and can go as high as \$25,000.

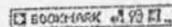
Fifth-wheel trailers are similar to larger travel trailers, but they have an extension on the front of the box that extends over the tow vehicle and a horizontal plate that looks like a wheel (hence the name "fifth wheel") that rests on the tow vehicle for support. This hitch arrangement requires special equipment on the tow vehicle. Typically, full-size pickup trucks serve as tow vehicles for fifth wheels and are outfitted with a fifth-wheel hitch (also known as a gooseneck hitch). The hitch arrangement makes towing easier by placing the trailer load in the center of the tow vehicle instead of behind it. The extension on the front of the box also serves as a bedroom in most fifth wheels. Still more living space is afforded by slideouts that come as a standard feature of many fifth wheels. Fifth-wheel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices range from \$15,000 to \$150,000.

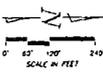
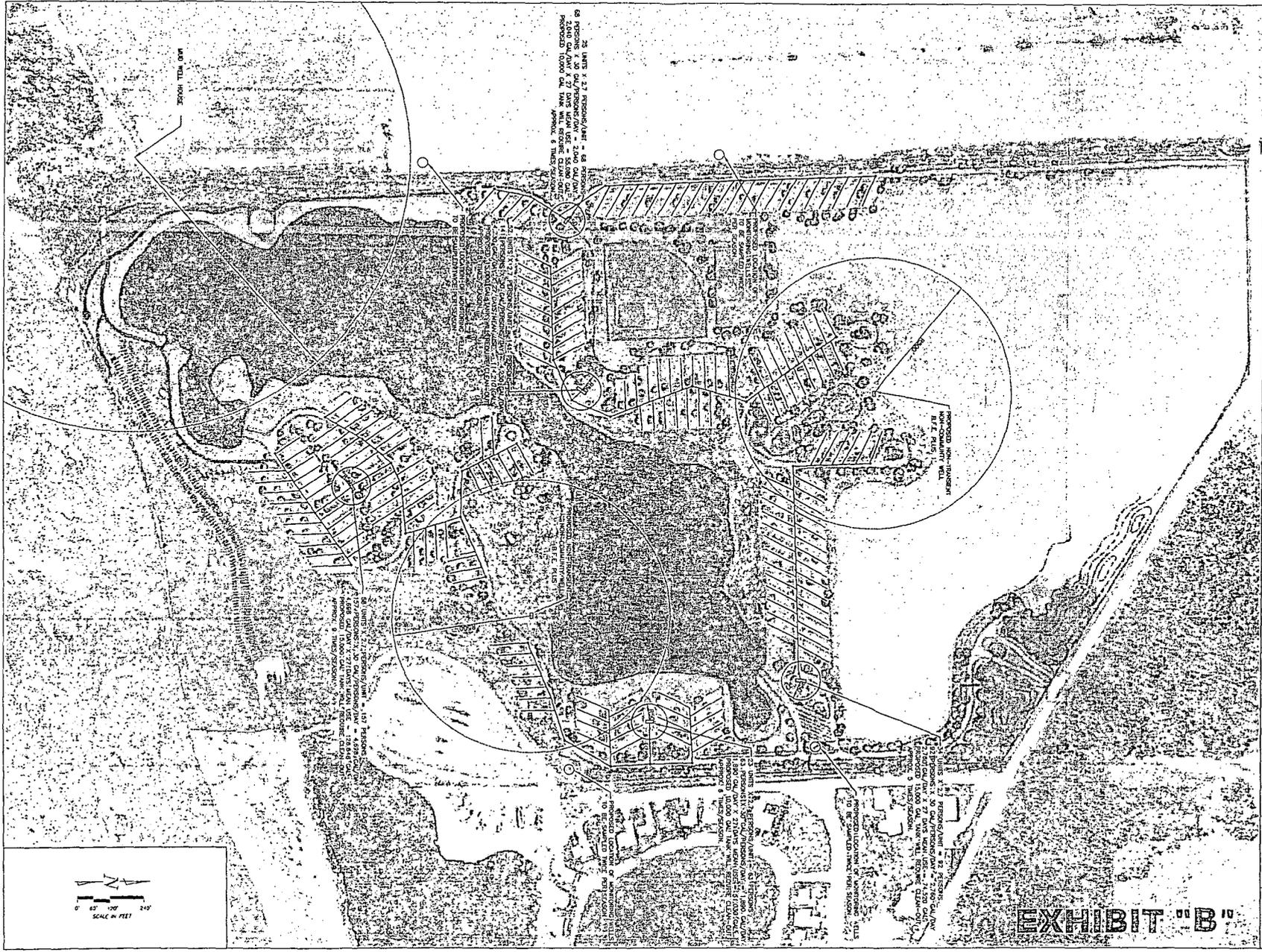


Truck campers, sometimes referred to as pickup campers or slide-on campers, consist of a camper body loaded onto the bed of a standard pickup truck. Usually the tailgate of the pickup is removed and the camper unit is clamped to the truck. Because truck campers can be loaded and unloaded with relative ease, they are popular among weekend drivers. Truck campers usually provide cooking facilities, a refrigerator or an ice box, heating, air conditioning, a self-contained toilet, a fresh water tank, a waste water tank, a faucet, a sink, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model. Prices range from \$5,000 to \$30,000.



PRIVACY POLICY | TERMS & CONDITIONS | © 1999 - 2010 RV-Coach Network - All Rights Reserved | Web Site by ITelligent





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		THOMPSON DREESEN & DORNIER, INC. 1008 CENTRAL ROAD, OMAHA, NEBRASKA 68104 PHONE: 402.333.1888 FAX: 402.333.7996 EMAIL: TD@TDD.COM WWW.TDD.COM	
LEISURE VILLAGE		CENTURY DEVELOPMENT	
SANITARY SEWER EXHIBIT "B"		SHEET 1 OF 1	

EXHIBIT "B"

169-193

**DECLARATION OF COVENANTS AND RULES
OF
LEISURE VILLAGE RECREATIONAL VEHICLE PARK
IN SARPY COUNTY, NEBRASKA**

THIS DECLARATION, made on the date hereinafter set forth, is made by Century Development Company, L.L.C., a Nebraska limited liability company, hereinafter referred to as the "Declarant."

PRELIMINARY STATEMENT

The Declarant is the owner of certain real property located within Sarpy County, Nebraska and described 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").

The Declarant desires to provide for covenants and rules for the development and operation of an attractive, upscale, well run recreational vehicle park, and to provide for the ongoing maintenance of such park. The reference herein to "pad site(s)" shall mean the Recreational Vehicle pad sites within the park.

NOW, THEREFORE, the Declarant hereby declares that each and all of the recreational vehicle pad sites and the Property shall be leased and utilized subject to the following covenants and rules:

**ARTICLE I.
USE**

1. The Property and each pad site within the Property shall be used exclusively for the parking of a Recreational Vehicle approved pursuant to these covenants and rules, and related recreational uses as provided in these covenants and rules. The Property and all of the pad sites shall be utilized only for Recreational Vehicle parking 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, and these covenants and rules.

Record and Return to: James E. Lang, 11718 Nicholas Street, #101, Omaha, NE 68154

EXHIBIT

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tabbler

2. 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").

3. No person shall be permitted to park a Recreational Vehicle on a pad site from October 12 through April 14 of each year (the "Off Season") in violation of Sarpy County law.

ARTICLE II.

LEASE APPROVAL AND RECREATIONAL VEHICLE APPROVAL

1. Declarant shall lease each pad annually for utilization of the parking of Recreational Vehicles and related recreational activity during the Season. The lease shall be in writing and provide for a rental amount set by the Declarant. The lease amount shall be paid at the time of executing the lease, unless otherwise agreed to by the Declarant. Each Tenant shall be required to execute a written Lease Agreement prepared by Declarant. All leases shall be for the duration of the season; i.e. from April 15th to October 11th. Subletting is specifically prohibited.

2. Prior to the time that the Declarant 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 Declarant.

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 Declarant reserves the right to reject any vehicle in his sole discretion.

f. No Lease Agreement will be entered into or accepted by the Declarant until the Recreational Vehicle that is to be parked on the pad site is approved by the Declarant pursuant to these rules and the vehicle checklist that will be developed by the Declarant.

g. Once a lease is executed, no other Recreational Vehicle shall be permitted to park on such pad site except for that vehicle which was specially approved for that pad site by the Declarant. The approval and lease shall be for the duration of the season. Each year each vehicle, regardless of whether or not that vehicle was in the park in a prior year, must comply with the then covenants and rules, and be approved by the Declarant. The Tenant shall not sublet his pad site or Recreational Vehicle.

h. In the event the Tenant violates any of the rules set forth herein, or rules that are subsequently developed or the terms of the vehicle checklist or rules that are subsequently adopted by the Declarant, then upon ten days written notice, if such deficiency is not corrected, Declarant reserves the right to have the vehicle removed from the park. In the event the Declarant removes an unlicensed Recreational Vehicle from the park, the Tenant shall lose their lease.

ARTICLE III. RESTRICTIONS

1. Pets must be leashed or otherwise confined when not in the Recreational Vehicles and may be exercised only in certain designated areas.
2. 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. It is the Tenant's responsibility to make sure the pad site and the Recreational Vehicle and other permitted vehicles is at all times properly maintained, in good condition, attractive, clean and free of debris.
3. No fire arms shall be discharged within the Property.
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 and other permitted vehicles 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 and 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 Declarant.
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 or neighboring properties. All such lighting shall be approved by Declarant.
9. No above ground swimming pools are allowed.
10. No building shall be constructed on any pad site.
11. There shall be allowed not more than two (2) domestic pets per household.
12. Boats which are not in the water and boat trailers must be parked in designated areas.
13. ATV shall be registered with the park each season and shall be operated only in designated areas. Dirt bikes are prohibited. Airboats are prohibited within the Property, including on the lakes within the Property and the beaching of airboats on the Platte River frontage by residents and guests. ATV's shall only have stock mufflers.
14. No activity, including loud noises, which constitute a nuisance shall be permitted at any time.
15. Recreational Vehicles may also be parked in other areas designated by the Declarant which shall be consistent with those areas designated on the Site Plan, which Site Plan may be found on Exhibit B of the Development Agreement signed by the Declarant and the Sarpy County Board of Commissioners.
16. Removable items shall be stored when Tenant is not present.
17. Each Lot can have no more than two (2) gas containers properly colored and marked and not to exceed five (5) gallons each.

**ARTICLE IV.
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 and other non-motorized watercraft. Water skiing, speed boats, motor

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 Declarant 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 Declarant 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 Declarant in a visible position on the right rear side of the boat.

d. Boats speeding on the lake are prohibited. The lake is a no wake lake.

e. The boating speed limit shall be five (5) miles per hour.

f. Swimming is permitted only in the designated swimming areas on the lake(s).

g. In addition to the above restrictions, the use of the lake shall also be subject lake rules to be established and amended by Declarant from time to time.

ARTICLE V. PROPERTY SECURITY

1. Entrance to the park shall be only at the designated areas.

2. The park shall be fenced.

3. Declarant 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.

4. No Tenant or other guest shall remove or cut down any trees in the park or any way damage the park.

ARTICLE VI. EMERGENCY EVACUATION PLAN

1. Upon there being issued a notification from a governmental authority to evacuate the flood plain because of an emergency weather condition, those Recreational Vehicles that are on pad sites within the flood plain shall evacuate by

leaving the flood plain area and either leaving the park or by moving their Recreational Vehicles to the designated emergency evacuation area.

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, 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 plain area shall be notified that their pad site is within the flood plain. Their lease shall provide 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.

4. A written Emergency Evacuation Plan setting forth this information shall be prepared and updated annually and be provided to all Tenants at the beginning of the season and posted at the entrance and the two well sites.

ARTICLE VII. TRASH COLLECTION

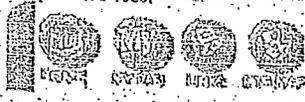
All tenants shall be required in the Lease to keep their property in good condition and free of trash. Trash collection containers shall be located for the disposal of trash throughout the Property and shall not be placed along the immediate limits of the abutting property to the east. The trash containers shall be emptied during the season by a trash collection company when needed, not less than one time per week early in the week.

ARTICLE VIII. GENERAL PROVISIONS

1. In the event a Tenant or their guests violate any of these rules, Declarant shall have the following rights:

a. Terminate the Lease and evict the Tenant and their guest from the Property;

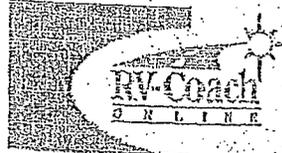
b. Bring an action against the Tenant and/or their guest for any damages caused by the Tenant and/or their guest and to obtain an injunction, including a mandatory injunction, either prohibiting the activity or having a court direct that the certain activity be performed. Any cost, including attorney fees, incurred in enforcing these rules by Declarant, shall be paid by the Tenant who has violated the rules either himself or his invitees. Failure of Declarant to enforce any of these covenants, restrictions or rules, shall in no event be deemed a waiver of the right to do so



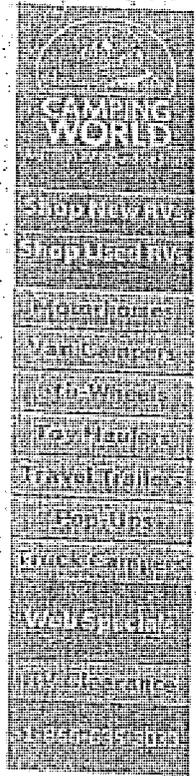
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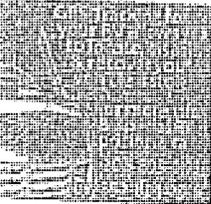
PARTS SERVICES REPAIRS CURTAINS... PRINT PAGE



NEWSLETTER



RV Classifieds



Types of RVs

Recreational vehicles combine transportation and temporary living accommodations for travel, recreation and camping. RVs cover a wide range of interests and budgets. At one end of the spectrum, there are folding camping trailers that sell for a few thousand dollars while at the other end you can find luxurious motorhomes that feature all the comforts of home and come with a price tag to match.

Before you buy or rent an RV, it pays to gain a basic understanding of how RVs are categorized. The RV world is generally divided into two broad categories: motorized RVs and towable RVs. Motorized RVs combine a motor vehicle chassis and living quarters in single unit. Under motorized RVs, you'll find class A, class B, and class C motorhomes. Towable RVs are designed to be towed by a car, van, SUV, or pickup truck, but are small enough so as not to require a special highway movement permit. Under towable RVs, the accepted sub-categories are travel trailers, folding camping trailers, fifth wheels, and truck campers.

Motorized RVs

Class A motorhomes are generally the top dogs of the RV world. Units range in weight from 15,000 to 30,000 pounds and stretch from 30 to 40 feet in length. Describing them as "motorhomes" is no exaggeration. Class A units come with almost every creature comfort you would expect in a home, minus the front lawn. They are frequently constructed on custom undercarriages or on a 3-10 ton truck chassis. Many Class A motorhomes also feature an automatic slideout. At the touch of a button, motorhome owners can extend a portion of their RV's exterior wall outward to expand their living space. Class A motorhomes usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. They can sleep up to eight people, depending on the model and the floor plan. Of course, all these features don't come cheap. Even low-priced models often top \$100,000, and the upper end of the price range approaches \$500,000.

Class B motorhomes, also commonly known as van conversions, are the smallest fully enclosed motorhomes. They are constructed on a van chassis with elevated roof lines but no modifications to the length or width of the original chassis. Class B motorhomes generally weigh 6,000 to 8,000 pounds and stretch to 19 feet in length. Although living space is limited, Class B motorhomes receive high marks for economy, reliability, and handling. When not RVing, many Class B owners make use of their units as family vehicles. Class B motorhomes usually provide cooking facilities, a refrigerator or an ice box, heating, a self-contained toilet, a fresh water tank, waste water tank, a faucet, a sink, convertible bedding, a LP (propane) gas supply, and 110 VAC and 12VDC electrical outlets. Class B motorhomes can sleep from two to four people depending on the model. Prices range from \$40,000 to above \$100,000.

Class C motorhomes, sometimes referred to as mini-motorhomes, are scaled-down versions of Class A motorhomes. They range in weight from 10,000 to 12,000 pounds and stretch from 20 feet to 31 feet in length. Class C motorhomes are generally constructed on a larger van chassis. The driver compartment is similar to a van, with a large box in the back. Class C motorhomes usually come with a sleeping bunk above the cab, in addition to a bedroom in the rear of the unit. Like their Class A big brothers, many Class C units feature a slideout to quickly extend the motorhome's living space. Class C units usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. Class C motorhomes can sleep up to ten people depending on the model and the floor plan. Prices range from \$50,000 to around \$150,000.

Towable RVs

Travel trailers come in a variety of sizes, ranging from a small bedroom on wheels to the equivalent of a Class A motorhome without the engine and transmission. Travel trailers may be as small as 10-foot long or as big as 35-foot long. Many feature a slideout to quickly extend the unit's living space. Travel trailers must be pulled by a separate tow vehicle. For most travel trailers, tow vehicles must be equipped with a load distributing hitch and other special devices designed to control the sway of the trailer. Nonetheless, most full-size sedans, vans, SUVs, and pickup trucks are up to the job. Moreover, manufacturers have been introducing lighter weight models in recent years to reduce the burden of towing. Travel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to eight people depending on the model and floor plan. Prices range from \$10,000 to \$100,000.

Folding camping trailers are the least expensive RV. Also commonly referred to as tent trailers or pop-up trailers, folding camping trailers are designed from the ground up to be lightweight and inexpensive while providing many of the conveniences found in a basic travel trailer. Because of their relatively small size, folding camping trailers can easily be towed by a typical mid-size car, and even compact cars in some cases. A folding camping trailer can be thought of as a large, expandable tent built on a trailer. Most modern models incorporate a rigid roof and a lift system to expedite setup. Because the sides collapse for towing and storage, the units take up very little space when not in use. Folding camping trailers usually provide cooking facilities, a refrigerator or an ice box, heating, a fresh water tank, a waste water tank, a faucet, a sink, convertible/pull-out beds, a

- RV Classifieds
- 1978 MCI incl mc-6- \$59,000
- 2006 Heritage Recreational Vch HERITAGE BYABLE - \$29,500



- 2006 Forest River Lexington 263 GTG - \$69,000
- 2009 Four Winds Fun Mover 390 - \$105,000
- 1991 GMC T80204 - \$20,000
- VIEWALL
- Search RV Classifieds
- Classifieds Policies
- Benefits for Dealers
- Sell Your RV
- Dealer Signup

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- BECOME A MEMBER

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- RV Dealers
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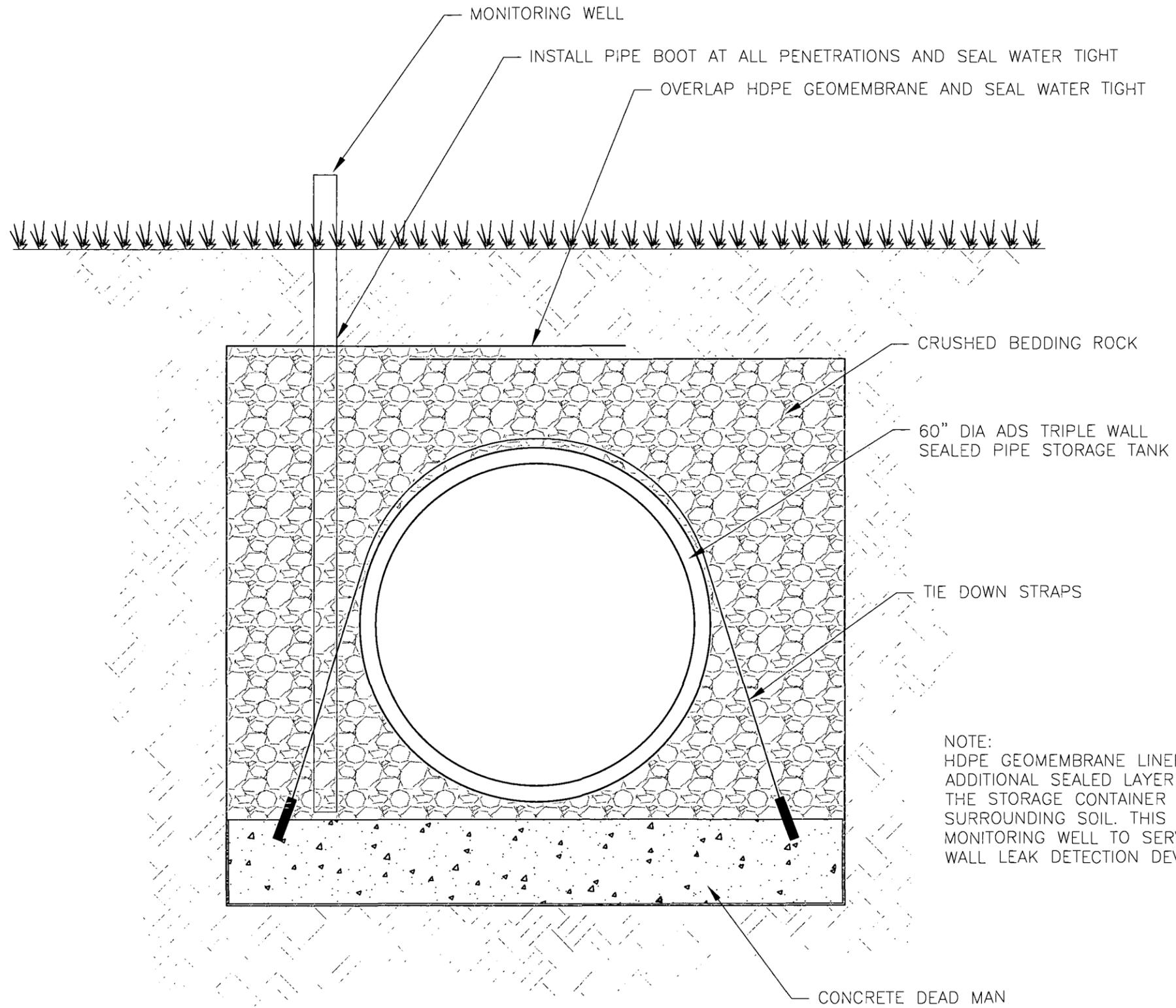
LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices begin at around \$4,000 and can go as high as \$25,000.

Fifth-wheel trailers are similar to larger travel trailers, but they have an extension on the front of the box that extends over the tow vehicle and a horizontal plate that looks like a wheel (hence the name "fifth wheel") that rests on the tow vehicle for support. This hitch arrangement requires special equipment on the tow vehicle. Typically, full-size pickup trucks serve as tow vehicles for fifth wheels and are outfitted with a fifth-wheel hitch (also known as a gooseneck hitch). The hitch arrangement makes towing easier by placing the trailer load in the center of the tow vehicle instead of behind it. The extension on the front of the box also serves as a bedroom in most fifth wheels. Still more living space is afforded by slideouts that come as a standard feature of many fifth wheels. Fifth-wheel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices range from \$15,000 to \$150,000.



Truck-campers, sometimes referred to as pickup campers or slide-on campers, consist of a camper body loaded onto a modified standard pickup truck. Usually the tailgate of the pickup is removed and the camper unit is clamped to the truck. Because truck campers can be loaded and unloaded with relative ease, they are popular among weekend drivers. Truck campers usually provide cooking facilities, a refrigerator or an ice box, heating, air conditioning, a self-contained toilet, a fresh-water tank, a waste water tank, a faucet, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model. Prices range from \$5,000 to \$20,000.





NOTE:
 HDPE GEOMEMBRANE LINER SHALL PROVIDE AN
 ADDITIONAL SEALED LAYER OR WALL BETWEEN
 THE STORAGE CONTAINER AND THE
 SURROUNDING SOIL. THIS WILL ALLOW THE
 MONITORING WELL TO SERVE AS A BETWEEN
 WALL LEAK DETECTION DEVICE.

TD²
THOMPSON, DREESSEN & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10856 OLD MILL ROAD OMAHA, NEBRASKA 68114
 PHONE: 402.330.8880 FAX: 402.330.5865 EMAIL: TD2MAIL@TD2CO.COM
 WEBSITE: WWW.TD2CO.COM

CENTURY DEVELOPMENT

LEISURE VILLAGE

SEPTIC HOLDING TANK
 LEAK DETECTION EXHIBIT "H"

NO SCALE
03-22-10
DWG
JLT/DWG

EXHIBIT "H"

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").
2. The County Board has the authority to revoke the Special Use Permit after notice to Applicant and property owner and public hearing if activity at Leisure Village Recreational Vehicle Park is in violation of the terms of this Operation Plan, Covenants and/or the Development Agreement and or if the activity consists of a nuisance as defined in the Sarpy County Zoning Regulations.

3. Developer commits to cooperate with the Sarpy County Planning Department to resolve complaints or issues related to the use of the Property.

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. 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, and other permitted vehicles and property, no other Recreational Vehicle shall be permitted to park on the pad site, except as authorized in writing by Applicant. The Tenant cannot sublet his pad or Recreational Vehicle.
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 and the permitted vehicles consisting of keeping the vehicles 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 be approved by Applicant.
9. Boats which are not in the water and boat trailers must be parked in designated areas.
10. ATV's shall be registered with the park each season and shall be operated only in designated areas. Dirt bikes are prohibited. Airboats are prohibited within the Property, including on the lakes within the Property and the beaching of airboats on the Platte River frontage by residents and guests. ATV's shall only have stock mufflers and spark arrestors.
11. No activity, including loud noises, which constitute a nuisance shall be permitted at any time.
12. Between 8 AM and 10 PM noise shall be limited to 75 dbL. Between 10 PM and 8 AM noise shall be limited to 55 dbL.
13. Recreational Vehicles may also be parked in other areas designated by the Applicant. Recreational Vehicles shall be parked and or stored on each individual pad site as shown on Exhibit B, Site Plan.

14. Each Lot can have no more than 2 gas containers properly colored and marked and not to exceed 5 gallons each.

ARTICLE V.
LAKE RULES

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

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 and other non-motorized watercraft. 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. The lake is a no wake lake. The boating speed limit shall be five (5) miles per hour.

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.

4. Applicant shall employ a full time park manager on site to operate and supervise the RV park operation pursuant to the Operating Agreement, Covenants and Special Use Permit.

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 and all movable items that are on pads within the flood plain, shall be evacuated by leaving the flood plain area and either leaving the park, or by parking their Recreational Vehicles and all moveable items 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 and all moveable items back onto their pad site.

3. In the event that tenants are not able to remove their Recreational Vehicles and movable items, the park superintendant shall move the Recreational Vehicles to a designated area outside of the floodplain.

4. Recreational Vehicles located within the floodplain may be anchored, which anchoring system shall consist of a quick release mechanism. Recreational Vehicles anchored within the floodplain are not required to be moved in a flood event.

5. 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 within 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 on 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. The size, location and design of the tanks are set forth in the Sanitary Sewer Exhibit submitted with the Application and attached hereto as Exhibit "B". In particular, monitoring wells shall be located east of the wastewater storage tanks and west of Chris Lake. Applicant shall also try to locate the storage tanks which are located on the east portion of the Property and west of Chris Lake as far north as reasonably practical when such tanks are installed. The tanks will contain an alarm system when tanks are at 80% capacity. Tanks will be emptied at the end of the Season and during the Season on a periodic basis under contract with the tank contractor to insure that the tanks do not exceed capacity. The tanks will be located near access roads. The tanks will meet the requirements of the Nebraska Department of Environmental Quality.

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. TRASH COLLECTION

All tenants shall be required in the Lease to keep their property in good condition and free of trash. Trash collection containers shall be located for the disposal of trash throughout the Property and shall not be placed along the immediate limits of the abutting property to the east. The trash containers shall be emptied during the season by a trash collection company when needed, not less than one time per week, which the trash will be collected early in the week. If a tenant does not keep their pad site free of trash, the park superintendant shall pick up the trash.

ARTICLE X. 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

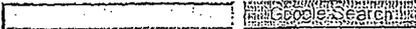
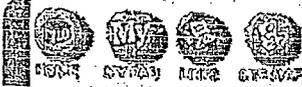
and incorporated into this Operation Plan by this reference. The County shall have the right to enforce the Restrictive Covenants pursuant to their terms.

ARTICLE XI CHANGE IN OWNERSHIP OR TITLE

In the event the Applicant transfers or intends to transfer title to the property to a person or entity (the "Transferee") in which Frank R. Krejci, Century Development Co., L.L.C., or the heirs, family or estate of Frank R. Krejci will own less than 50%, then for the Transferee to continue to operate the RV park on the property under the terms of the Special Use Permit and related documents (together the "Special Use Permit"), the Transferee must first obtain approval from the Sarpy County Board for such Transferee to operate the RV park under the terms of the Special Use Permit. In such event, the Applicant or Transferee shall file an application with the Sarpy County Planning Department requesting that the Sarpy County Board approve the transfer of the Special Use Permit to the Transferee. The transfer of the Special Use Permit to the Transferee shall be approved if, after public hearing, the Sarpy County Board determines that the Transferee has the capability to operate the property as an RV park pursuant to the terms of the Special Use Permit.

ARTICLE XII. AMENDMENT

Modifications to the Operation Plan and Covenants are required to be approved by the Sarpy County Board of Commissioners.

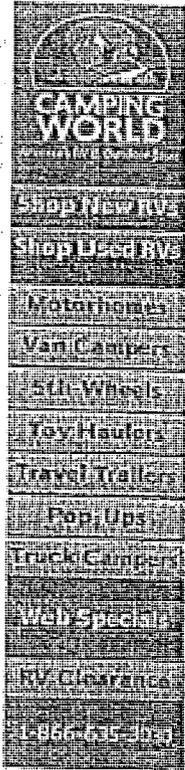


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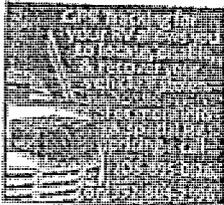
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Types of RVs

Recreational vehicles combine transportation and temporary living accommodations for travel, recreation and camping. RVs cover a wide range of interests and budgets. At one end of the spectrum, there are folding camping trailers that sell for a few thousand dollars while at the other end you can find luxurious motorhomes that feature all the comforts of home and come with a pricetag to match.

Before you buy or rent an RV, it pays to gain a basic understanding of how RVs are categorized. The RV world is generally divided into two broad categories: motorized RVs and towable RVs. Motorized RVs combine a motor vehicle chassis and living quarters in single unit. Under motorized RVs, you'll find class A, class B, and class C motorhomes. Towable RVs are designed to be towed by a car, van, SUV, or pickup truck, but are small enough so as not to require a special highway movement permit. Under towable RVs, the accepted sub-categories are travel trailers, folding camping trailers, fifth wheels, and truck campers.

Motorized RVs

Class A motorhomes are generally the top dogs of the RV world. Units range in weight from 15,000 to 30,000 pounds and stretch from 30 to 40 feet in length. Describing them as "motorhomes" is no exaggeration. Class A units come with almost every creature comfort you would expect in a home, minus the front lawn. They are frequently constructed on custom undercarriages or on a 3-10 ton truck chassis. Many Class A motorhomes also feature an automatic slideout. At the touch of a button, motorhome owners can extend a portion of their RV's exterior wall outward to expand their living space. Class A motorhomes usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. They can sleep up to eight people, depending on the model and the floor plan. Of course, all those features don't come cheap. Even low-priced models often top \$100,000, and the upper end of the price range approaches \$500,000.



Class B motorhomes, also commonly known as van conversions, are the smallest fully enclosed motorhomes. They are constructed on a van chassis with elevated roof lines but no modifications to the length or width of the original chassis. Class B motorhomes generally weigh 6,000 to 8,000 pounds and are 17 to 19 feet in length. Although living space is limited, Class B motorhomes receive high marks for economy, reliability, and handling. When not RVing, many Class B owners make use of their units as family vehicles. Class B motorhomes usually provide cooking facilities, a refrigerator or an ice box, heating, a self-contained toilet, a fresh water tank, a waste water tank, a faucet, a sink, convertible sleeping beds, a LP (propane) gas supply, and 110 VAC and 12VDC electrical outlets. Class B motorhomes can sleep from two to four people depending on the model. Prices range from \$40,000 to above \$100,000.



Class C motorhomes, sometimes referred to as mini-motorhomes, are scaled-down versions of Class A motorhomes. They range in weight from 10,000 to 12,000 pounds and stretch from 20 feet to 31 feet in length. Class C motorhomes are generally constructed on a larger van chassis. The driver compartment is similar to a van, with a large box in the back. Class C motorhomes usually come with a sleeping bunk above the cab, in addition to a bedroom in the rear of the unit. Like their Class A big brothers, many Class C units feature a slideout to quickly extend the motorhome's living space. Class C units usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. Class C motorhomes can sleep up to ten people depending on the model and the floor plan. Prices range from \$50,000 to around \$150,000.



Towable RVs

Travel trailers come in a variety of sizes, ranging from a small bedroom on wheels to the equivalent of a Class A motorhome without the engine and transmission. Travel trailers may be as small as 10-foot long or as big as 35-foot long. Many feature a slideout to quickly extend the unit's living space. Travel trailers must be pulled by a separate tow vehicle. For most travel trailers, tow vehicles must be equipped with a load distributing hitch and other special devices designed to control the sway of the trailer. Nonetheless, most full-size sedans, vans, SUVs, and pickup trucks are up to the job. Moreover, manufacturers have been introducing lighter weight models in recent years to reduce the burden of towing. Travel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to eight people depending on the model and floor plan. Prices range from \$10,000 to \$100,000.



Folding camping trailers are the least expensive RV. Also commonly referred to as tent trailers or pop-up trailers, folding camping trailers are designed from the ground up to be lightweight and inexpensive while providing many of the conveniences found in a basic travel trailer. Because of their relatively small size, folding camping trailers can easily be towed by a typical mid-size car, and even compact cars in some cases. A folding camping trailer can be thought of as a large, expandable tent built on a trailer. Most modern models incorporate a rigid roof and a lift system to expedite setup. Because the sides collapse for towing and storage, the units take up very little space when not in use. Folding camping trailers usually provide cooking facilities, a refrigerator or an ice box, heating, a fresh water tank, a waste water tank, a faucet, a sink, convertible pull-out beds,



RV Classifieds
 1978 MCI motorhome - \$55,000
 2006 Heritage Recreational Vehicle HERITAGE BY ABLE - \$29,500



- 2006 Forest River Lexington 263 GTB - \$68,000
- 2003 Four Winds Fun Mover 35C - \$105,000
- 1981 GMC T80204 - \$29,000
- VIEW ALL
- Search RV Classifieds
- Classifieds Policies
- Benefits for Dealers
- Sell Your RV
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Useful Links

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- Car Donations
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- Reifen Shop
- RV Insurance
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RV Community

- Discussion Groups
- RV Articles
- RV FAQs
- RV Classified Ads
- Virtual RV Park
- Shop at our Store
- RV Lifestyle Books
- Rate Your RV
- AllThingsRV.com
- MyRVGuide.com
- RVMechanic.com
- Advertise With Us
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RV Resources

- RV Storage in New Mexico
- Free Car Buying Advice
- Visit Rio Rancho, NM for Winter
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- RV Rentals
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- RV Types
- RV Ratings

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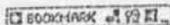
- Film in New Mexico
- Sculptures for your RV

LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices begin at around \$4,000 and can go as high as \$25,000.

Fifth-wheel trailers are similar to larger travel trailers, but they have an extension on the front of the box that extends over the tow vehicle and a horizontal plate that looks like a wheel (hence the name "fifth wheel") that rests on the tow vehicle for support. This hitch arrangement requires special equipment on the tow vehicle. Typically, full-size pickup trucks serve as tow vehicles for fifth wheels and are outfitted with a fifth-wheel hitch (also known as a gooseneck hitch). The hitch arrangement makes towing easier by placing the trailer load in the center of the tow vehicle instead of behind it. The extension on the front of the box also serves as a bedroom in most fifth wheels. Still more living space is afforded by slideouts that come as a standard feature of many fifth wheels. Fifth-wheel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices range from \$15,000 to \$150,000.

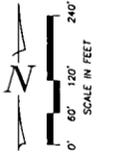
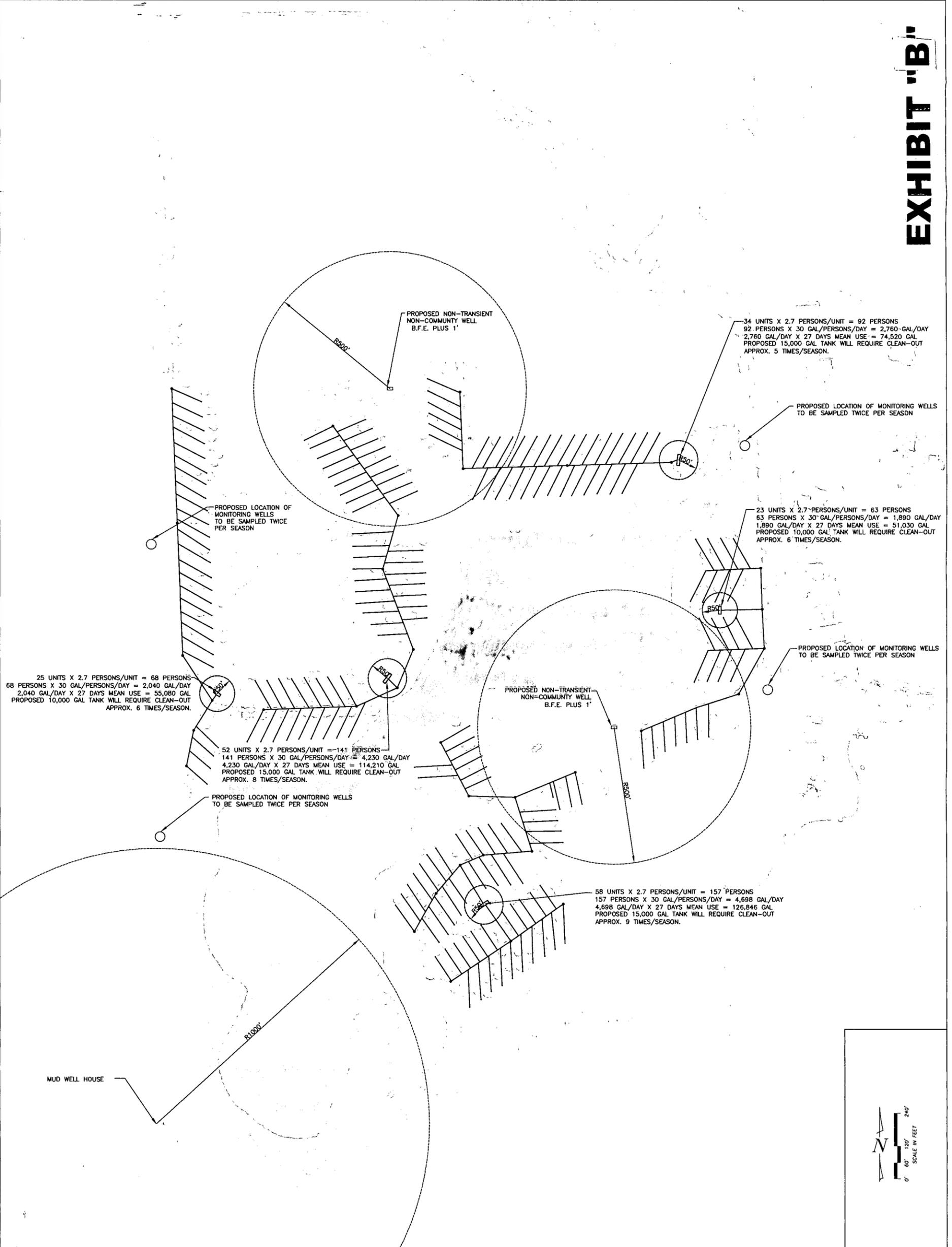


~~Truck campers, sometimes referred to as pickup campers or slide-on campers, consist of a camper body loaded onto the bed of a standard pickup truck. Usually the tailgate of the pickup is removed and the camper unit is clamped to the truck. Because truck campers can be loaded and unloaded with relative ease, they are popular among weekend RVers. Truck campers usually provide cooking facilities, a refrigerator or an ice box, heating, air conditioning, a self-contained toilet, a fresh water tank, a waste water tank, a faucet, a sink, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep from two to six people depending on the model. Prices range from \$5,000 to \$30,000.~~



DATE	03-22-10
BY	JLT
DATE	JLT
BY	1-25-10
DATE	AS SHOWN

EXHIBIT "B"



**DECLARATION OF COVENANTS AND RULES
OF
LEISURE VILLAGE RECREATIONAL VEHICLE PARK
IN SARPY COUNTY, NEBRASKA**

THIS DECLARATION, made on the date hereinafter set forth, is made by Century Development Company, L.L.C., a Nebraska limited liability company, hereinafter referred to as the "Declarant."

PRELIMINARY STATEMENT

The Declarant is the owner of certain real property located within Sarpy County, Nebraska and described 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").

The Declarant desires to provide for covenants and rules for the development and operation of an attractive, upscale, well run recreational vehicle park, and to provide for the ongoing maintenance of such park. The reference herein to "pad site(s)" shall mean the Recreational Vehicle pad sites within the park.

NOW, THEREFORE, the Declarant hereby declares that each and all of the recreational vehicle pad sites and the Property shall be leased and utilized subject to the following covenants and rules:

**ARTICLE I.
USE**

1. The Property and each pad site within the Property shall be used exclusively for the parking of a Recreational Vehicle approved pursuant to these covenants and rules, and related recreational uses as provided in these covenants and rules. The Property and all of the pad sites shall be utilized only for Recreational Vehicle parking 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, and these covenants and rules.

2. 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").
3. No person shall be permitted to park a Recreational Vehicle on a pad site from October 12 through April 14 of each year (the "Off Season") in violation of Sarpy County law.

**ARTICLE II.
LEASE APPROVAL AND RECREATIONAL VEHICLE APPROVAL**

1. Declarant shall lease each pad annually for utilization of the parking of Recreational Vehicles and related recreational activity during the Season. The lease shall be in writing and provide for a rental amount set by the Declarant. The lease amount shall be paid at the time of executing the lease, unless otherwise agreed to by the Declarant. Each Tenant shall be required to execute a written Lease Agreement prepared by Declarant. All leases shall be for the duration of the season; i.e. from April 15th to October 11th. Subletting is specifically prohibited.
2. Prior to the time that the Declarant 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 Declarant.
 - 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 Declarant reserves the right to reject any vehicle in his sole discretion.
 - f. No Lease Agreement will be entered into or accepted by the Declarant until the Recreational Vehicle that is to be parked on the pad site is approved by the Declarant pursuant to these rules and the vehicle checklist that will be developed by the Declarant.

g. Once a lease is executed, no other Recreational Vehicle shall be permitted to park on such pad site except for that vehicle which was specially approved for that pad site by the Declarant. The approval and lease shall be for the duration of the season. Each year each vehicle, regardless of whether or not that vehicle was in the park in a prior year, must comply with the then covenants and rules, and be approved by the Declarant. The Tenant shall not sublet his pad site or Recreational Vehicle.

h. In the event the Tenant violates any of the rules set forth herein, or rules that are subsequently developed or the terms of the vehicle checklist or rules that are subsequently adopted by the Declarant, then upon ten days written notice, if such deficiency is not corrected, Declarant reserves the right to have the vehicle removed from the park. In the event the Declarant removes an unlicensed Recreational Vehicle from the park, the Tenant shall lose their lease.

ARTICLE III. RESTRICTIONS

1. Pets must be leashed or otherwise confined when not in the Recreational Vehicles and may be exercised only in certain designated areas.
2. 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. It is the Tenant's responsibility to make sure the pad site and the Recreational Vehicle and other permitted vehicles is at all times properly maintained, in good condition, attractive, clean and free of debris.
3. No fire arms shall be discharged within the Property.
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 and other permitted vehicles 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 and 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 Declarant.
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 or neighboring properties. All such lighting shall be approved by Declarant.
9. No above ground swimming pools are allowed.
10. No building shall be constructed on any pad site.
11. There shall be allowed not more than two (2) domestic pets per household.
12. Boats which are not in the water and boat trailers must be parked in designated areas.
13. ATV shall be registered with the park each season and shall be operated only in designated areas. Dirt bikes are prohibited. Airboats are prohibited within the Property, including on the lakes within the Property and the beaching of airboats on the Platte River frontage by residents and guests. ATV's shall only have stock mufflers.
14. No activity, including loud noises, which constitute a nuisance shall be permitted at any time.
15. Recreational Vehicles may also be parked in other areas designated by the Declarant which shall be consistent with those areas designated on the Site Plan, which Site Plan may be found on Exhibit B of the Development Agreement signed by the Declarant and the Sarpy County Board of Commissioners.
16. Removable items shall be stored when Tenant is not present.
17. Each Lot can have no more than two (2) gas containers properly colored and marked and not to exceed five (5) gallons each.

ARTICLE IV. 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 and other non-motorized watercraft. Water skiing, speed boats, motor

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 Declarant 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 Declarant 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 Declarant in a visible position on the right rear side of the boat.

d. Boats speeding on the lake are prohibited. The lake is a no wake lake.

e. The boating speed limit shall be five (5) miles per hour.

f. Swimming is permitted only in the designated swimming areas on the lake(s).

g. In addition to the above restrictions, the use of the lake shall also be subject lake rules to be established and amended by Declarant from time to time.

ARTICLE V. PROPERTY SECURITY

1. Entrance to the park shall be only at the designated areas.

2. The park shall be fenced.

3. Declarant 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.

4. No Tenant or other guest shall remove or cut down any trees in the park or any way damage the park.

ARTICLE VI. EMERGENCY EVACUATION PLAN

1. Upon there being issued a notification from a governmental authority to evacuate the flood plain because of an emergency weather condition, those Recreational Vehicles that are on pad sites within the flood plain shall evacuate by

leaving the flood plain area and either leaving the park or by moving their Recreational Vehicles to the designated emergency evacuation area.

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, 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 plain area shall be notified that their pad site is within the flood plain. Their lease shall provide 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.

4. A written Emergency Evacuation Plan setting forth this information shall be prepared and updated annually and be provided to all Tenants at the beginning of the season and posted at the entrance and the two well sites.

**ARTICLE VII.
TRASH COLLECTION**

All tenants shall be required in the Lease to keep their property in good condition and free of trash. Trash collection containers shall be located for the disposal of trash throughout the Property and shall not be placed along the immediate limits of the abutting property to the east. The trash containers shall be emptied during the season by a trash collection company when needed, not less than one time per week early in the week.

**ARTICLE VIII.
GENERAL PROVISIONS**

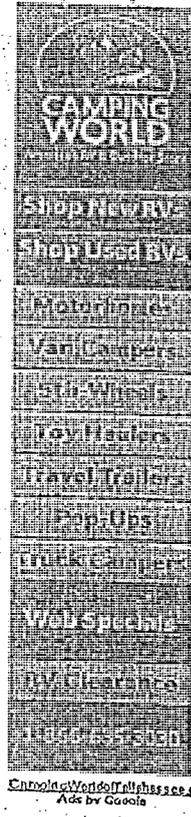
1. In the event a Tenant or their guests violate any of these rules, Declarant shall have the following rights:

a. Terminate the Lease and evict the Tenant and their guest from the Property;

b. Bring an action against the Tenant and/or their guest for any damages caused by the Tenant and/or their guest and to obtain an injunction, including a mandatory injunction, either prohibiting the activity or having a court direct that the certain activity be performed. Any cost, including attorney fees, incurred in enforcing these rules by Declarant, shall be paid by the Tenant who has violated the rules either himself or his invitees. Failure of Declarant to enforce any of these covenants, restrictions or rules, shall in no event be deemed a waiver of the right to do so



NEWSLETTER



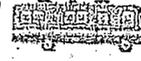
Types of RVs

Recreational vehicles combine transportation and temporary living accommodations for travel, recreation and camping. RVs cover a wide range of interests and budgets. At one end of the spectrum, there are folding camping trailers that sell for a few thousand dollars while at the other end you can find luxurious motorhomes that feature all the comforts of home and come with a pricetag to match.

Before you buy or rent an RV, it pays to gain a basic understanding of how RVs are categorized. The RV world is generally divided into two broad categories: motorized RVs and towable RVs. Motorized RVs combine a motor vehicle chassis and living quarters in single unit. Under motorized RVs, you'll find class A, class B, and class C motorhomes. Towable RVs are designed to be towed by a car, van, SUV, or pickup truck, but are small enough so as not to require a special highway movement permit. Under towable RVs, the accepted sub-categories are travel trailers, folding camping trailers, fifth wheels, and truck campers.

Motorized RVs

Class A motorhomes are generally the top dogs of the RV world. Units range in weight from 15,000 to 30,000 pounds and stretch from 30 to 40 feet in length. Describing them as "motorhomes" is no exaggeration. Class A units come with almost every creature comfort you would expect in a home, minus the front lawn. They are frequently constructed on custom undercarriages or on a 3-10 ton truck chassis. Many Class A motorhomes also feature an automatic slideout. At the touch of a button, motorhome owners can extend a portion of their RV's exterior wall outward to expand their living space. Class A motorhomes usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. They can sleep up to eight people, depending on the model and the floor plan. Of course, all those features don't come cheap. Even low-priced models often top \$100,000, and the upper end of the price range approaches \$500,000.



Class B motorhomes, also commonly known as van conversions, are the smallest fully enclosed motorhomes. They are constructed on a van chassis with elevated roof lines but no modifications to the length or width of the original chassis. Class B motorhomes generally weigh 6,000 to 8,000 pounds and are 17 to 19 feet in length. Although living space is limited, Class B motorhomes receive high marks for economy, reliability, and handling. When not RVing, many Class B owners make use of their units as family vehicles. Class B motorhomes usually provide cooking facilities, a refrigerator or an ice box, heating, a self-contained toilet, a fresh water tank, waste water tank, a faucet, a sink, convertible beds, a LP (propane) gas supply, and 110 VAC and 12VDC electrical outlets. Class B motorhomes can sleep from two to four people depending on the model. Prices range from \$40,000 to above \$100,000.

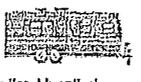


Class C motorhomes, sometimes referred to as mini-motorhomes, are scaled-down versions of Class A motorhomes. They range in weight from 10,000 to 12,000 pounds and stretch from 20 feet to 31 feet in length. Class C motorhomes are generally constructed on a larger van chassis. The driver compartment is similar to a van, with a large box in the back. Class C motorhomes usually come with a sleeping bunk above the cab, in addition to a bedroom in the rear of the unit. Like their Class A big brothers, many Class C units feature a slideout to quickly extend the motorhome's living space. Class C units usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. Class C motorhomes can sleep up to ten people depending on the model and the floor plan. Prices range from \$50,000 to around \$150,000.



Towable RVs

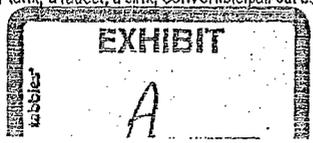
Travel trailers come in a variety of sizes, ranging from a small bedroom on wheels to the equivalent of a Class A motorhome without the engine and transmission. Travel trailers may be as small as 10-feet long or as big as 35-feet long. Many feature a slideout to quickly extend the unit's living space. Travel trailers must be pulled by a separate tow vehicle. For most travel trailers, tow vehicles must be equipped with a load distributing hitch and other special devices designed to control the sway of the trailer. Nonetheless, most full-size sedans, vans, SUVs, and pickup trucks are up to the job. Moreover, manufacturers have been introducing lighter weight models in recent years to reduce the burden of towing. Travel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to eight people depending on the model and floor plan. Prices range from \$10,000 to \$100,000.



Folding camping trailers are the least expensive RV. Also commonly referred to as tent trailers or pop-up trailers, folding camping trailers are designed from the ground up to be lightweight and inexpensive while providing many of the conveniences found in a basic travel trailer. Because of their relatively small size, folding camping trailers can easily be towed by a typical mid-size car, and even compact cars in some cases. A folding camping trailer can be towed as a large, expandable tent built on a trailer. Most modern models incorporate a rigid roof and a lift system to expedite setup. Because the sides collapse for lowering and storage, the units take up very little space when not in use. Folding camping trailers usually provide cooking facilities, a refrigerator or an ice box, heating, a fresh water tank, a waste water tank, a faucet, a sink, convertible pull-out bunks, or



- RV Classifieds
- 1978 MCI mcl mc-0- \$55,000
 - 2006 Heritage Recreational Veh HERITAGE RY ABLE - \$28,500



- 2006 Forest River Lexington 263 GTS - \$69,000
- 2003 Four Winds Fun Mover 25C - \$105,000
- 1981 GMC T60204 - \$29,000
- VIEW ALL
- Search RV Classifieds
- Classifieds Policies
- Benefits for Dealers
- Sell Your RV
- Dealer Signup

Useful Links

- Gift Ideas
- Car Donations
- Auto Insurance
- RV Insurance
- ATVs
- Easy Auto Insurance

RV Community

- Discussion Groups
- RV Articles
- RV FAQs
- RV Classified Ads
- Virtual RV Park
- Shop at our Store
- RV Lifestyle Books
- Rate Your RV
- AllThingsRV.com
- MyRVGuide.com
- RVMechanic.com
- Advertise With Us
- BECOME A MEMBER

RV Resources

- RV Storage in New Mexico
- Free Car Buying Advice
- Visit Rio Rancho, NM for Winter
- RV Dealers
- RV Manufacturers
- RV Rentals
- RV Glossary
- RV Types
- RV Ratings

Misc Sponsors

- Film in New Mexico
- Sculptures for your RV

LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices begin at around \$4,000 and can go as high as \$25,000.

Fifth-wheel trailers are similar to larger travel trailers, but they have an extension on the front of the box that extends over the tow vehicle and a horizontal plate that looks like a wheel (hence the name "fifth wheel") that rests on the tow vehicle for support. This hitch arrangement requires special equipment on the tow vehicle. Typically, full-size pickup trucks serve as tow vehicles for fifth wheels and are outfitted with a fifth-wheel hitch (also known as a gooseneck hitch). The hitch arrangement makes towing easier by placing the trailer load in the center of the tow vehicle instead of behind it. The extension on the front of the box also serves as a bedroom in most fifth wheels. Still more living space is afforded by slideouts that come as a standard feature of many fifth wheels. Fifth-wheel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices range from \$15,000 to \$150,000.

Truck campers, sometimes referred to as pickup campers or slide-on campers, consist of a camper body loaded onto the bed of a standard pickup truck. Usually the tailgate of the pickup is converted and the camper unit is clamped to the truck. Because truck campers can be raised and unloaded with relative ease, they are popular among weekend travelers. Truck campers usually provide cooking facilities, a refrigerator or an ice box, heating, air conditioning, a self-contained toilet, a fresh water tank, a waste water tank, a faucet, a sink, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to two people depending on the model. Prices range from \$5,000 to \$30,000.

Memorandum

Date: September 24, 2010

To: County Board
Mark Wayne, County Administrator
Scott Bovick, Deputy County Administrator
County Attorney's office

From: Rebecca Horner, Planning Director



RE: Leisure Village

In the interest of time and repetitive paperwork the development agreement, which is attached to the final resolution for the Special Use Permit, can be referenced in its entirety within the Development Agreement packet.

Thank you,
Rebecca Horner

LAUGHLIN, PETERSON & LANG

ATTORNEYS AT LAW
11718 NICHOLAS STREET, SUITE 101
OMAHA, NEBRASKA 68154
(402) 330-1900
FAX (402) 330-0936

August 4, 2011

Nicole O'Keefe
nokeefe@sarpy.com

Re: Leisure Village

Dear Nicole:

I dropped off the executed Declaration, Assignment of the Development Agreement, and Assignment of the Operational Plan with your office on June 9, 2011. On June 9, 2011, I also recorded the Warranty Deed from Krejci to Leisure Village, LLC and the Declaration of Covenants and Rules, both of which are attached to this e-mail. Thompson, Dreesen & Dornier recorded the plat at the end of December 2010 which sets forth the current legal description. The original Development Agreement was never recorded since my copy does not have an acknowledgement on it, and as a result the Assignment was not recorded either. I do not have a copy of the Development Agreement executed by the County and if you have that, I would appreciate it if you could e-mail me or send me an executed copy of such document. With the Covenants recorded, and since the Development Agreement runs between my client and the County, I do not see the purpose of recording the Agreement. However, if the County requires us to do so, please let me know. We can put in an acknowledgment on the documents and record both the Agreement and Assignment.

If you have any questions or if I need to do anything additional in regard to this matter, please let me know.

Sincerely,

FOR THE FIRM



James E. Lang

JEL:br
Enclosure

COUNTER ah C.E. ah
 VERIFY ah D. ah
 PROOF ah
 FEES \$ 0.50
 CHECK# 24567
 CHG _____ CASH _____
 REFUND _____ CREDIT _____
 SHORT _____ MCR _____

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER 2011-14448
 NEBRASKA DOCUMENTARY STAMP TAX \$ EX 5
 06/09/2011 11:39:18 AM
Clay J. Dowling
 By: amber

REGISTER OF DEEDS



DEED

WARRANTY DEED

Frank R. Krejci, Trustee of the Frank R. Krejci Revocable Trust, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Leisure Village, LLC, a Nebraska limited liability company, Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Douglas County, Nebraska:

Lot 1, Leisure Village, being a platting of the East ½ of the NE ¼ lying south of LaPlatte Road and Tax Lots 6A, 6B2 & 6C1 in Section 29, together with the West ½ of the NW ¼ lying south of LaPlatte Road and part of Government Lot 2 in Section 28, all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

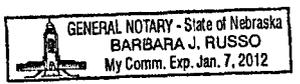
Executed: June 8, 2011.

FRANK R. KREJCI, TRUSTEE OF THE
 FRANK R. KREJCI REVOCABLE TRUST,

By *Frank R Krejci*
 Frank R. Krejci, Trustee

STATE OF NEBRASKA)
) ss.
 COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on the 8 day of June, 2011, by Frank R. Krejci, Trustee of the Frank R. Krejci Revocable Trust.



Barbara J Russo
 Notary Public

Rt Return to: James E. Lang, 11718 Nicholas Street, Suite 101, Omaha, NE 68154



Office of the County Attorney

Hall of Justice • 1210 Golden Gate Drive • Suite 3147
Papillion, NE 68046-2889
(402) 593-2230 • FAX: (402) 593-4359

L. Kenneth Polikov
Sarpy County Attorney

June 6, 2011

Jim Lang
Laughlin, Peterson & Lang
11718 Nicholas Street, Suite 101
Omaha, NE 68154

RE: Leisure Village Recreational Park – proposed assignment and transfer
to Leisure Village, LLC.

Dear Mr. Lang,

On September 28, 2010, the Sarpy County Board of Commissioners (County Board) approved the final plat of Lot 1 Leisure Village (hereinafter “Property”) along with the Special Use Permit application to use the Property as a recreational vehicle park. In addition, the County Board approved the Development Agreement for the property via Rsln. No. 2010-299, the Operation Plan for the Special Use Permit via Rsln. No. 2010-301 (hereinafter “Operation Plan”), and the Declaration of Covenants and Rules of Leisure Village Recreational Vehicle Park via Rsln. No. 2010-301, (hereinafter “Declaration of Covenants”). The owner of the Property is the Frank R. Krejci Revocable Trust (hereinafter “Krejci Trust”) with Frank R. Krejci as trustee.

The applicant for the Special Use Permit was Century Development, LLC, (hereinafter “Century Development”) and the plan was for the Krejci Trust to transfer title to the Property into the Century Development entity. However, pursuant to your letter of December 3, 2010, your client, Frank Krejci would prefer not to transfer the Property into Century Development. Instead, the Frank Krejci Trust, owner of the Property proposes the following:

1. Form a new LLC called Leisure Village, LLC (hereinafter “Leisure Village”) with the Krejci Trust as the sole member;
2. Have Century Development assign its interest in the Development Agreement, Operation Plan and Declaration of Covenants to Leisure Village with Leisure Village to assume all obligations under each;
3. Require Century Development to remain obligated under the Declaration of Covenants, Operation Plan and Development Agreement despite the assignments;
4. Restate the Declaration of Covenants setting forth the new platted legal description as Lot 1 Leisure Village and add Leisure Village as the owner and developer;
5. Record the restated Declaration of Covenants; and
6. The Krejci Trust conveys the Property to Leisure Village.

I have reviewed the Development Agreement, the Operation Plan, the Declaration of Covenants and the proposed assignment documents to determine if there are any issues with the proposed actions described above. Relevant to the review of those documents is the fact that Frank Krejci holds an interest in excess of 50% in Century Development and will hold more than 50% interest in Leisure Village upon its formation. Additionally, Frank Krejci, Trustee of the Krejci Trust will be the sole member of Leisure Village when it is formed.

Development Agreement

There do not appear to be any issues with the assignment of the Development Agreement. Section IX of the Development Agreement addresses assignment/transfer and specifically requires the Development Agreement to be binding upon and inure to the benefit of the Parties and their respective heirs, personal representatives, successors and assigns. Further, since Century Development will specifically remain obligated under the proposed assignment, there appear to be no issues with the proposed Property transfer or assignment of the Development Agreement.

Operation Plan and Declaration of Covenants

Article XI, Change in Ownership or Title, is the relevant provision of the Operation Plan. Under Article XI, Change in Ownership or Title, for the property to be transferred to another entity and continue its use as a recreational vehicle park, Century Development (or Frank Krejci) must obtain approval from the County Board *if* the property transfer is to an entity in which Frank Krejci, Century Development, or the heirs, family or estate of Frank Krejci own less than 50%. Conversely, it appears that transfer of the Property to an entity in which Frank Krejci owns 50% or more does not need approval from the County Board. Frank Krejci owns 50% or more of Leisure Village, thus it appears the County Board does not need to approve the actions proposed.

I also reviewed Article XII, Amendment, within the Operation Plan and Article VIII, General Provisions, within the Declaration of Covenants for applicability to the proposed actions. Both provisions require that modifications to the Operation Plan and Covenants be approved by the County Board. However, assignment of the Operation Plan and the Declaration of Covenants to a different Frank Krejci entity do not appear to be modifications and thus, the whole of the transaction appears to be covered under Article XI, Change in Ownership or Title. While not directly stated, it can be inferred that the purpose of Article XI, Change in Ownership or Title is to make certain that a non-Frank Krejci owner will operate the Leisure Village Recreational Park in a manner consistent with Frank Krejci's standards. The substance of the Operation Plan and the Declaration of Covenants are not going to be modified but, rather will be assigned. Additionally, within the proposed Assignment and Assumption Agreement for the Declaration of Covenants and the Assignment and Assumption Agreement for the Operation Plan, Century Development will specifically remain liable for all of the obligations under each agreement. Thus, it is my opinion that the assignments are not modifications and therefore the proposed actions set forth above appear to be subject to Article XI, Change in Ownership or

O'Keefe Letter
June 6, 2011
Page 3

Title. As discussed above, Leisure Village is a Frank Krejci owned entity and therefore it does not appear necessary for the County Board to approve the transfer or assignment actions.

Lastly, I don't think it is legally necessary to restate the Declaration of Covenants with the Leisure Village name because the Assignment and Assumption Agreement for the Declaration of Covenants essentially transfers all of the interests, rights, title and obligations of Century Development to Leisure Village, while still requiring Century Development to remain liable for all the obligations of the Declarant as well. However, the restatement appears to be a matter of convenience since all lessees of the Leisure Village Recreational Park would be required to comply with the Declaration of Covenants. I have reviewed the proposed Declaration of Covenants with Leisure Village as the Declarant and there are no modifications other than the legal description and the use of Leisure Village where the Century Development name was.

Based upon my reasoning outlined above, I do not believe it is necessary to bring the proposed transfer of the Property into Leisure Village and the various assignments back to the County Board for approval. Sarpy County will need executed copies of the proposed assignment documents for its files.

Regards,



Nicole O'Keefe, Deputy Sarpy
County Attorney

LAUGHLIN, PETERSON & LANG

ATTORNEYS AT LAW
11718 NICHOLAS STREET, SUITE 101
OMAHA, NEBRASKA 68154
(402) 330-1900
FAX (402) 330-0936

December 3, 2010

Nicole O'Keefe
nokeefe@sarpy.com

Re: Leisure Village

Dear Nicole:

The following is the situation with Leisure Village:

1. Presently the Leisure Village real property is titled in the name of Frank R. Krejci Revocable Trust ("Krejci") and the applicant is Century Development, LLC ("Century"). The Covenants, Operation Plan and Development Agreement have been drafted with Century being the applicant and owner, and the process was approved in that form.
2. Under Article XI of the Operation Plan, Krejci/Century has the right to convey the property to an entity in which he and his family have controlling interest.
3. Krejci has numerous real estate developments and land holdings. These are held in the name of various LLC's, corporations, and his trust and himself individually. Century Development is the name he utilizes for his overall development activities. Century Development, LLC, a Nebraska corporation, the applicant, was formed to develop the West Shores subdivision, an upscale lake development. That is also the applicant in the present situation. The main asset in Century Development, LLC, is the remaining residential and commercial lots in the West Shores subdivision.
4. Since Century Development, LLC was named as the applicant and since West Shores was winding down with the continual lot sales, during the approval process, my thought process is that we would convey the real property into Century Development, LLC and Century Development, LLC would then be the property owner, developer and operator of the Leisure Village project. The name Leisure Village is available so I intend to register that as a trade name so it would be Century Development, LLC d/b/a Leisure Village.

Nicole O'Keefe
December 3, 2010
Page Two

5. As the result of the matter that I discussed with you on the phone, it is not prudent to place title to the real property in the name of Century Development and operate Leisure Village under that name.

6. The cleanest scenario from our perspective would be to form a new LLC called Leisure Village, LLC, a Nebraska limited liability company, with Krejci's Trust being the sole member; have the Krejci Trust convey the real property to Leisure Village, LLC; restate the Covenants setting forth Leisure Village, LLC, as the owner and developer along with the new platted legal description; record the Covenants; have Century Development assign its interest in the Development Agreement and Operation Plan to Leisure Village, LLC with Leisure Village to assume all obligations under the Development Agreement and Operation Plan, and with Century Development remaining obligated under the Covenants, Operation Plan and Development Agreement.

Please provide me with your thoughts.

Sincerely,

FOR THE FIRM

A handwritten signature in black ink, appearing to read "James E. Lang", written in a cursive style.

James E. Lang

JEL:br

c: Frank Krejci
Doug Kellner

LAUGHLIN, PETERSON & LANG

ATTORNEYS AT LAW
11718 NICHOLAS STREET, SUITE 101
OMAHA, NEBRASKA 68154
(402) 330-1900
FAX (402) 330-0936

June 9, 2011

Nicole O'Keefe, Deputy Sarpy
County Attorney
Sarpy County, Nebraska
1210 Golden Gate Drive, Suite 3147
Papillion, NE 68046

Re: Leisure Village

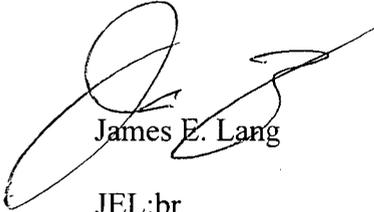
Dear Nicole:

I am enclosing the following documents:

1. Declaration of Covenants and Rules.
2. Assignment and Assumption Agreement – Declaration of Covenants.
3. Assignment and Assumption Agreement – Development Agreement.
4. Assignment and Assumption Agreement – Operation Plan.

Sincerely,

FOR THE FIRM



James E. Lang

JEL:br
Enclosures

**DECLARATION OF COVENANTS AND RULES
OF
LEISURE VILLAGE RECREATIONAL VEHICLE PARK
IN SARPY COUNTY, NEBRASKA**

THIS DECLARATION, made on the date hereinafter set forth, is made by Leisure Village, LLC, a Nebraska limited liability company, hereinafter referred to as the "Declarant."

PRELIMINARY STATEMENT

The Declarant is the owner of certain real property located within Sarpy County, Nebraska and described as follows:

Lot 1, Leisure Village, being a platting of the East ½ of the NE ¼ lying south of LaPlatte Road and Tax Lots 6A, 6B2 & 6C1 in Section 29, together with the West ½ of the NW ¼ lying south of LaPlatte Road and part of Government Lot 2 in Section 28, all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska (the "Property").

The Declarant desires to provide for covenants and rules for the development and operation of an attractive, upscale, well run recreational vehicle park, and to provide for the ongoing maintenance of such park. The reference herein to "pad site(s)" shall mean the Recreational Vehicle pad sites within the park.

NOW, THEREFORE, the Declarant hereby declares that each and all of the recreational vehicle pad sites and the Property shall be leased and utilized subject to the following covenants and rules:

**ARTICLE I.
USE**

1. The Property and each pad site within the Property shall be used exclusively for the parking of a Recreational Vehicle approved pursuant to these covenants and rules, and related recreational uses as provided in these covenants and rules. The Property and all of the pad sites shall be utilized only for Recreational Vehicle parking 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, and these covenants and rules.

Record and Return to: James E. Lang, 11718 Nicholas Street, #101, Omaha, NE 68154

2. 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").

3. No person shall be permitted to park a Recreational Vehicle on a pad site from October 12 through April 14 of each year (the "Off Season") in violation of Sarpy County law.

**ARTICLE II.
LEASE APPROVAL AND RECREATIONAL VEHICLE APPROVAL**

1. Declarant shall lease each pad annually for utilization of the parking of Recreational Vehicles and related recreational activity during the Season. The lease shall be in writing and provide for a rental amount set by the Declarant. The lease amount shall be paid at the time of executing the lease, unless otherwise agreed to by the Declarant. Each Tenant shall be required to execute a written Lease Agreement prepared by Declarant. All leases shall be for the duration of the season; i.e. from April 15th to October 11th. Subletting is specifically prohibited.

2. Prior to the time that the Declarant 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 Declarant.

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 Declarant reserves the right to reject any vehicle in his sole discretion.

f. No Lease Agreement will be entered into or accepted by the Declarant until the Recreational Vehicle that is to be parked on the pad site is approved by the

Declarant pursuant to these rules and the vehicle checklist that will be developed by the Declarant.

g. Once a lease is executed, no other Recreational Vehicle shall be permitted to park on such pad site except for that vehicle which was specially approved for that pad site by the Declarant. The approval and lease shall be for the duration of the season. Each year each vehicle, regardless of whether or not that vehicle was in the park in a prior year, must comply with the then covenants and rules, and be approved by the Declarant. The Tenant shall not sublet his pad site or Recreational Vehicle.

h. In the event the Tenant violates any of the rules set forth herein, or rules that are subsequently developed or the terms of the vehicle checklist or rules that are subsequently adopted by the Declarant, then upon ten days written notice, if such deficiency is not corrected, Declarant reserves the right to have the vehicle removed from the park. In the event the Declarant removes an unlicensed Recreational Vehicle from the park, the Tenant shall lose their lease.

ARTICLE III. RESTRICTIONS

1. Pets must be leashed or otherwise confined when not in the Recreational Vehicles and may be exercised only in certain designated areas.

2. 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. It is the Tenant's responsibility to make sure the pad site and the Recreational Vehicle and other permitted vehicles is at all times properly maintained, in good condition, attractive, clean and free of debris.

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

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 and other permitted vehicles 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 and 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 Declarant.

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 or neighboring properties. All such lighting shall be approved by Declarant.

9. No above ground swimming pools are allowed.

10. No building shall be constructed on any pad site.

11. There shall be allowed not more than two (2) domestic pets per household.

12. Boats which are not in the water and boat trailers must be parked in designated areas.

13. ATV shall be registered with the park each season and shall be operated only in designated areas. Dirt bikes are prohibited. Airboats are prohibited within the Property, including on the lakes within the Property and the beaching of airboats on the Platte River frontage by residents and guests. ATV's shall only have stock mufflers.

14. No activity, including loud noises, which constitute a nuisance shall be permitted at any time.

15. Recreational Vehicles may also be parked in other areas designated by the Declarant which shall be consistent with those areas designated on the Site Plan, which Site Plan may be found on Exhibit B of the Development Agreement signed by the Declarant and the Sarpy County Board of Commissioners.

16. Removable items shall be stored when Tenant is not present.

17. Each Lot can have no more than two (2) gas containers properly colored and marked and not to exceed five (5) gallons each.

ARTICLE IV. 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 and other non-motorized watercraft. 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 Declarant 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 Declarant 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 Declarant in a visible position on the right rear side of the boat.

d. Boats speeding on the lake are prohibited. The lake is a no wake lake.

e. The boating speed limit shall be five (5) miles per hour.

f. Swimming is permitted only in the designated swimming areas on the lake(s).

g. In addition to the above restrictions, the use of the lake shall also be subject lake rules to be established and amended by Declarant from time to time.

ARTICLE V. PROPERTY SECURITY

1. Entrance to the park shall be only at the designated areas.

2. The park shall be fenced.

3. Declarant 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.

4. No Tenant or other guest shall remove or cut down any trees in the park or any way damage the park.

ARTICLE VI. EMERGENCY EVACUATION PLAN

1. Upon there being issued a notification from a governmental authority to evacuate the flood plain because of an emergency weather condition, those Recreational Vehicles that are on pad sites within the flood plain shall evacuate by

leaving the flood plain area and either leaving the park or by moving their Recreational Vehicles to the designated emergency evacuation area.

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, 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 plain area shall be notified that their pad site is within the flood plain. Their lease shall provide 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.

4. A written Emergency Evacuation Plan setting forth this information shall be prepared and updated annually and be provided to all Tenants at the beginning of the season and posted at the entrance and the two well sites.

ARTICLE VII. TRASH COLLECTION

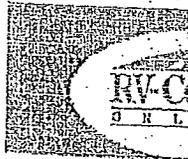
All tenants shall be required in the Lease to keep their property in good condition and free of trash. Trash collection containers shall be located for the disposal of trash throughout the Property and shall not be placed along the immediate limits of the abutting property to the east. The trash containers shall be emptied during the season by a trash collection company when needed, not less than one time per week early in the week.

ARTICLE VIII. GENERAL PROVISIONS

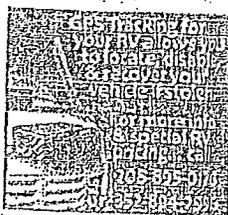
1. In the event a Tenant or their guests violate any of these rules, Declarant shall have the following rights:

a. Terminate the Lease and evict the Tenant and their guest from the Property;

b. Bring an action against the Tenant and/or their guest for any damages caused by the Tenant and/or their guest and to obtain an injunction, including a mandatory injunction, either prohibiting the activity or having a court direct that the certain activity be performed. Any cost, including attorney fees, incurred in enforcing these rules by Declarant, shall be paid by the Tenant who has violated the rules either himself or his invitees. Failure of Declarant to enforce any of these



NEWSLETTER



Types of RVs

Recreational vehicles combine transportation and temporary living accommodations for travel, recreation and camping. RVs cover a wide range of interests and budgets. At one end of the spectrum, there are folding camping trailers that sell for a few thousand dollars while at the other end you can find luxurious motorhomes that feature all the comforts of home and come with a pricetag to match.

Before you buy or rent an RV, it pays to gain a basic understanding of how RVs are categorized. The RV world is generally divided into two broad categories: motorized RVs and towable RVs. Motorized RVs combine a motor vehicle chassis and living quarters in single unit. Under motorized RVs, you'll find class A, class B, and class C motorhomes. Towable RVs are designed to be towed by a car, van, SUV, or pickup truck, but are small enough so as not to require a special highway movement permit. Under towable RVs, the accepted sub-categories are travel trailers, fifth wheels, and truck campers.

Motorized RVs

Class A motorhomes are generally the top dogs of the RV world. Units range in weight from 15,000 to 30,000 pounds and stretch from 30 to 40 feet in length. Describing them as "motorhomes" is no exaggeration. Class A units come with almost every creature comfort you would expect in a home, minus the front lawn. They are frequently constructed on custom undercarriages or on a 3-10 ton truck chassis. Many Class A motorhomes also feature an automatic slideout. At the touch of a button, motorhome owners can extend a portion of their RV's exterior wall outward to expand their living space. Class A motorhomes usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. They can sleep up to eight people, depending on the model and the floor plan. Of course, all those features don't come cheap. Even low-priced models often top \$100,000, and the upper end of the price range approaches \$500,000.

Class B motorhomes, also commonly known as van conversions, are the smallest enclosed motorhomes. They are constructed on a van chassis with elevated roof lines but no modifications to the length or width of the original chassis. Class B motorhomes generally weigh 6,000 to 8,000 pounds and are 17 to 19 feet in length. Although living space is limited, Class B motorhomes receive high marks for economy, versatility, and handling. When not RVing, many Class B owners make use of their units as family vehicles. Class B motorhomes usually provide cooking facilities, a refrigerator or an ice box, heating, a self-contained toilet, a fresh water tank, a waste water tank, a faucet, a sink, convertible sleeping beds, a LP (propane) gas supply, and 110 VAC and 12VDC electrical outlets. Class B motorhomes can sleep from two to four people depending on the model. Prices range from \$40,000 to above \$100,000.

Class C motorhomes, sometimes referred to as mini-motorhomes, are scaled-down versions of Class A motorhomes. They range in weight from 10,000 to 12,000 pounds and stretch from 20 feet to 31 feet in length. Class C motorhomes are generally constructed on a larger van chassis. The driver compartment is similar to a van, with a large box in the back. Class C motorhomes usually come with a sleeping bunk above the cab, in addition to a bedroom in the rear of the unit. Like their Class A big brothers, many Class C units feature a slideout to quickly extend the motorhome's living space. Class C units usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. Class C motorhomes can sleep up to ten people depending on the model and the floor plan. Prices range from \$50,000 to around \$150,000.

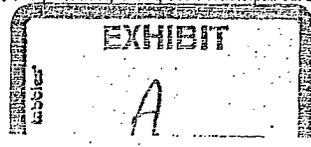
Towable RVs

Travel trailers come in a variety of sizes, ranging from a small bedroom on wheels to the equivalent of a Class A motorhome without the engine and transmission. Travel trailers may be as small as 10-foot long or as big as 35-foot long. Many feature a slideout to quickly extend the unit's living space. Travel trailers must be pulled by a separate tow vehicle. For most travel trailers, tow vehicles must be equipped with a load distributing hitch and other special devices designed to control the sway of the trailer. Nonetheless, most full-size sedans, vans, SUVs, and pickup trucks are up to the job. Moreover, manufacturers have been introducing lighter weight models in recent years to reduce the burden of towing. Travel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to eight people depending on the model and floor plan. Prices range from \$10,000 to \$100,000.

Folding camping trailers are the least expensive RV. Also commonly referred to as tent trailers or pop-up trailers, folding camping trailers are designed from the ground up to be lightweight and inexpensive while providing many of the conveniences found in a basic travel trailer. Because of their relatively small size, folding camping trailers can easily be towed by a typical mid-size car, and even compact cars in some cases. A folding camping trailer can be thought of as a large, expandable tent built on a trailer. Most modern models incorporate a rigid roof and a lift system to expedite setup. Because the sides collapse for towing and storage, the units take up very little space when not in use. Folding camping trailers usually provide cooking facilities, a refrigerator or an ice box, heating, a fresh water tank, a waste water tank, a faucet, a sink, convertible full-out bunks,

RV Classifieds

- 1974 MCI incl mo-2 - \$65,000
- 2006 Heritage Recreational Veh HERITAGE BY ABLE - \$29,500



- 2006 Forest River Lexington 263 GTS - \$69,000
- 2003 Four Winds Fun Mover 35G - \$105,000
- 1981 GMC T80204 - \$29,000
- VIEWALL
- Search RV Classifieds
- Classifieds Policies
- Benefits for Dealers
- Sell Your RV
- Dealer Signup

Useful Links

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- RV FAQs
- RV Classified Ads
- Virtual RV Park
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- Rate Your RV
- AllThingsRV.com
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- RVMechanic.com
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- RV Types
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LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices begin at around \$4,000 and can go as high as \$25,000.

Fifth-wheel trailers are similar to larger travel trailers, but they have an extension on the front of the box that extends over the tow vehicle and a horizontal plate that looks like a wheel (hence the name "fifth wheel") that rests on the tow vehicle for support. This hitch arrangement requires special equipment on the tow vehicle. Typically, full-size pickup trucks serve as tow vehicles for fifth wheels and are outfitted with a fifth-wheel hitch (also known as a gooseneck hitch). The hitch arrangement makes towing easier by placing the trailer load in the center of the tow vehicle instead of behind it. The extension on the front of the box also serves as a bedroom in most fifth wheels. Still more living space is afforded by slideouts that come as a standard feature of many fifth wheels. Fifth-wheel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices range from \$15,000 to \$150,000.

Truck campers, sometimes referred to as pickup campers or slide-on campers, consist of a camper body loaded onto the bed of a standard pickup truck. Usually the tailgate of the pickup is lowered and the camper unit is clamped to the truck. Because truck campers can be loaded and unloaded with relative ease, they are popular among weekend RVers. Truck campers usually provide cooking facilities, a refrigerator or an ice box, heating, air conditioning, a self-contained toilet, a fresh water tank, a waste water tank, a faucet, a sink, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model. Prices range from \$5,000 to \$30,000.

**ASSIGNMENT AND ASSUMPTION AGREEMENT
DECLARATION OF COVENANTS**

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT is made as of the 8 day of June, 2011 by and between Century Development Company, L.L.C., a Nebraska limited liability company ("Century Development Company") and Leisure Village, LLC, a Nebraska limited liability company ("Leisure Village, LLC").

WITNESSETH:

WHEREAS, Century Development Company is the Declarant under a Declaration of Covenants and Rules of Leisure Village Recreational Vehicle Park in Sarpy County, Nebraska, dated September 23, 2010(the "Declaration") relating to the real property described as follows:

Lot 1, Leisure Village, being a platting of the East ½ of the NE ¼ lying south of LaPlatte Road and Tax Lots 6A, 6B2 & 6C1 in Section 29, together with the West ½ of the NW ¼ lying south of LaPlatte Road and part of Government Lot 2 in Section 28, all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska (the "Property").

and

WHEREAS, the sole member of Century Development Company is F & J Enterprises, Inc., a Nebraska corporation, whose sole shareholder is Frank R. Krejci, who is also the President and a Director in said corporation; and

WHEREAS, Frank R. Krejci, Trustee of the Frank R. Krejci Revocable Trust is the sole member of Leisure Village, LLC, a Nebraska limited liability company; and

WHEREAS, Century Development Company desires by this Assignment to assign all of its interest as the Declarant under the Declaration to Leisure Village, LLC; and

WHEREAS, Leisure Village, LLC agrees to accept such assignment and agrees to assume all of the interest, rights, title and obligations of Century Development Company, as the Declarant under the Declaration; and

WHEREAS, Frank R. Krejci has an interest in excess of 50% in both Century Development Company and Leisure Village, LLC.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, it is hereby agreed as follows:

1. Assignment and Assumption. Century Development Company does hereby assign and transfer to Leisure Village, LLC all of its right, title, interest and

obligations as the Declarant under the Declaration and Leisure Village, LLC accepts such assignment and assumes and agrees to perform from the date of this Assignment all of the obligations of the Declarant. The Declaration has been modified to show the legal description as platted and the name of Leisure Village, LLC as the owner and Declarant. This Assignment shall take effect on the date hereof, and Leisure Village, LLC shall become the Declarant under the Declaration, with all of the interest, right, title and obligations of the Declarant under the Declaration.

2. Century Development Company shall remain liable under the Declaration. Century Development Company shall remain liable for all the obligation of the Declarant under the Declaration.

3. Authorization. Century Development Company has the right to assign its interest as the Declarant under the Declaration to Leisure Village, LLC under the terms of Article XI of the Operation Plan for Special use Permit for Leisure Village Recreational Vehicle Park, Sarpy County, Nebraska, approved by the Sarpy County Board of Commissioners on September 28, 2010, by virtue of the fact that Frank R. Krejci has in excess of 50% of the beneficial ownership in both Century Development Company and Leisure Village, LLC.

IN WITNESS WHEREOF, the parties have executed this Agreement this 8 day of June, 2011.

CENTURY DEVELOPMENT COMPANY, LLC, a
Nebraska limited liability company,

By: F & J Enterprises, Inc., Nebraska
Corporation, Its Sole Member

By: Frank R Krejci
Frank R. Krejci, Its President

LEISURE VILLAGE, LLC,
a Nebraska limited liability company

By: Frank R. Krejci, Trustee of the Frank R.
Krejci Revocable Trust

By: Frank R Krejci
Frank R. Krejci, Trustee

**ASSIGNMENT AND ASSUMPTION AGREEMENT
OPERATION PLAN**

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT is made as of the 8 day of June, 2011 by and between Century Development Company, L.L.C., a Nebraska limited liability company ("Century Development Company"), Leisure Village, LLC, a Nebraska limited liability company ("Leisure Village, LLC"), and Frank R. Krejci ("Krejci").

WITNESSETH:

WHEREAS, Century Development Company is the Applicant and Krejci is the Owner under the Operations Plan for Special use Permit relating to Leisure Village Recreational Vehicle Park in Sarpy County, Nebraska, located between 38th Street and Paradise Road, South of LaPlatte Road in Sarpy County, Nebraska; and

WHEREAS, a plat for the Property has been approved by Sarpy County, and as a result, the legal description is now as follows:

Lot 1, Leisure Village, being a platting of the East ½ of the NE ¼ lying south of LaPlatte Road and Tax Lots 6A, 6B2 & 6C1 in Section 29, together with the West ½ of the NW ¼ lying south of LaPlatte Road and part of Government Lot 2 in Section 28, all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska (the "Property").

and

WHEREAS, the sole member of Century Development Company is F & J Enterprises, Inc., a Nebraska corporation, whose sole shareholder is Frank R. Krejci, who is also the President and a Director in said corporation; and

WHEREAS, Frank R. Krejci, Trustee of the Frank R. Krejci Revocable Trust is the sole member of Leisure Village, LLC, a Nebraska limited liability company; and

WHEREAS, Century Development Company and Krejci desire by this Assignment to assign all of their interest as the Applicant and Owner under the Operation Plan to Leisure Village, LLC; and

WHEREAS, Leisure Village, LLC agrees to accept such assignment and agrees to assume all of the interest, rights, title and obligations of Century Development Company, as the Applicant and Krejci as the Owner under the Operation Plan; and

WHEREAS, Krejci, the Owner of the Property under his Revocable Trust at the time of executing this Assignment, shall convey the Property to Leisure Village, LLC; and

WHEREAS, Frank R. Krejci has an interest in excess of 50% in both Century Development Company and Leisure Village, LLC.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, it is hereby agreed as follows:

1. Assignment and Assumption. Century Development Company as the Applicant and Krejci as the Owner do hereby assign and transfer to Leisure Village, LLC all of their right, title, interest and obligations as the Applicant and Owner under the Operation Plan and Leisure Village, LLC accepts such assignment and assumes and agrees to perform from the date of this Assignment all of the obligations of the Applicant and Owner. This Assignment shall take effect on the date hereof, and Leisure Village, LLC shall become the Applicant and owner under the Operation Plan, with all of the interest, right, title and obligations of the Applicant and Owner.

2. Century Development Company and Krejci shall remain liable under the Operation Plan. Century Development Company and Krejci shall remain liable for all the obligations of the Applicant and Owner under the Operation Plan.

3. Authorization. Century Development Company and Krejci have the right to assign their interest as the Applicant and the Owner under the Operation Plan to Leisure Village, LLC under the terms of Article XI of the Operation Plan for Special use Permit for Leisure Village Recreational Vehicle Park, Sarpy County, Nebraska, approved by the Sarpy County Board of Commissioners on September 28, 2010, by virtue of the fact that Frank R. Krejci has in excess of 50% of the beneficial ownership in both Century Development Company and Leisure Village, LLC.

IN WITNESS WHEREOF, the parties have executed this Agreement this 8 day of June, 2011.

CENTURY DEVELOPMENT COMPANY, LLC, a
Nebraska limited liability company,
By: F & J Enterprises, Inc., Nebraska
Corporation, Its Sole Member

By: Frank R Krejci
Frank R. Krejci, Its President

**ASSIGNMENT AND ASSUMPTION AGREEMENT
DEVELOPMENT AGREEMENT**

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT is made as of the 1 day of June, 2011 by and between Century Development Company, L.L.C., a Nebraska limited liability company ("Century Development Company") and Leisure Village, LLC, a Nebraska limited liability company ("Leisure Village, LLC").

WITNESSETH:

WHEREAS, Century Development Company is the Developer under a Development Agreement for the development known as Leisure Village Recreational Vehicle Park in Sarpy County, Nebraska, which relates to the real property described as follows:

Lot 1, Leisure Village, being a platting of the East ½ of the NE ¼ lying south of LaPlatte Road and Tax Lots 6A, 6B2 & 6C1 in Section 29, together with the West ½ of the NW ¼ lying south of LaPlatte Road and part of Government Lot 2 in Section 28, all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska (the "Property").

and

WHEREAS, the sole member of Century Development Company is F & J Enterprises, Inc., a Nebraska corporation, whose sole shareholder is Frank R. Krejci, who is also the President and a Director in said corporation; and

WHEREAS, Frank R. Krejci, Trustee of the Frank R. Krejci Revocable Trust is the sole member of Leisure Village, LLC, a Nebraska limited liability company; and

WHEREAS, Century Development Company desires by this Assignment to assign all of its interest as the Developer under the Development Agreement to Leisure Village, LLC; and

WHEREAS, Leisure Village, LLC agrees to accept such assignment and agrees to assume all of the interest, rights, title and obligations of Century Development Company, as the Developer under the Development Agreement; and

WHEREAS, Frank R. Krejci has an interest in excess of 50% in both Century Development Company and Leisure Village, LLC.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, it is hereby agreed as follows:

1. Assignment and Assumption. Century Development Company does hereby assign and transfer to Leisure Village, LLC all of its right, title, interest and

obligations as the Developer under the Development Agreement and Leisure Village, LLC accepts such assignment and assumes and agrees to perform from the date of this Assignment all of the obligations of the Developer under the Development Agreement. This Assignment shall take effect on the date hereof, and Leisure Village, LLC shall become the Developer under the Development Agreement, with all of the interest, right, title and obligations of the Developer under the Development Agreement.

2. Century Development Company shall remain liable under the Development Agreement. Century Development Company shall remain liable for all the obligation of the Developer under the Development Agreement.

3. Notice. The address of Leisure Village, LLC for the purpose of notice and other communication under Section VII of the Development Agreement shall be as follows:

FOR DEVELOPER: Frank R. Krejci
Leisure Village, LLC
1505 North 203rd Street
Omaha, NE 68022

4. Authorization. Century Development Company has the right to assign its interest as the Developer under the Development Agreement to Leisure Village, LLC under the terms of Article XI of the Operation Plan for Special use Permit for Leisure Village Recreational Vehicle Park, Sarpy County, Nebraska, approved by the Sarpy County Board of Commissioners on September 28, 2010, by virtue of the fact that Frank R. Krejci has in excess of 50% of the beneficial ownership in both Century Development Company and Leisure Village, LLC.

IN WITNESS WHEREOF, the parties have executed this Agreement this 8 day of June, 2011.

CENTURY DEVELOPMENT COMPANY, LLC, a
Nebraska limited liability company,
By: F & J Enterprises, Inc., Nebraska
Corporation, Its Sole Member

By: Frank R Krejci
Frank R. Krejci, Its President

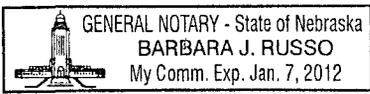
LEISURE VILLAGE, LLC,
a Nebraska limited liability company

By: Frank R. Krejci, Trustee of the Frank R.
Krejci Revocable Trust

By: Frank R. Krejci
Frank R. Krejci, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

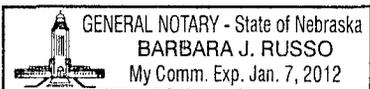
On this 8 day of June, 2011, before me, the undersigned, a Notary Public in and for the State of Nebraska, personally appeared Frank R. Krejci, to me personally known, who being by me duly sworn, did say that he is the President of F & J Enterprises, Inc., a Nebraska corporation, which is the sole member of Century Development Company, L.L.C., a Nebraska limited liability company, executing the foregoing instrument, that the instrument was signed on behalf of the corporation as a member of and for Century Development Company, L.L.C., a Nebraska limited liability company, and its member and that he as the officer acknowledged execution of the instrument to be the voluntary act and deed of the Corporation and the limited liability company by it and by the officer voluntarily executed.



Barbara J. Russo
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 8 day of June, 2011, before me, the undersigned, a Notary Public in and for the State of Nebraska, personally appeared Frank R. Krejci, to me personally known, who being by me duly sworn, did say that he is the Trustee of the Frank R. Krejci Revocable Trust, which is the sole member of Leisure Village, LLC, a Nebraska limited liability company, executing the foregoing instrument, that the instrument was signed by the Trustee for the Trust as a member of and for Leisure Village, LLC, a Nebraska limited liability company by authority of the limited liability company, and its member and that he as the officer acknowledged execution of the instrument to be the voluntary act and deed of the Company and the limited liability company by it and by the officer voluntarily executed.



Barbara J. Russo
Notary Public

COUNTER ah ah C.E. _____
 VERIFY ah ah D.E. _____
 PROOF _____
 FEES \$ 45.30
 CHECK# 24607
 CHG _____ CASH _____
 REFUND _____ CREDIT _____
 SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2011-14449

06/09/2011 11:39:21 AM

Floyd J. Dowling

REGISTER OF DEEDS



**DECLARATION OF COVENANTS AND RULES
 OF
 LEISURE VILLAGE RECREATIONAL VEHICLE PARK
 IN SARPY COUNTY, NEBRASKA**

THIS DECLARATION, made on the date hereinafter set forth, is made by Leisure Village, LLC, a Nebraska limited liability company, hereinafter referred to as the "Declarant."

PRELIMINARY STATEMENT

The Declarant is the owner of certain real property located within Sarpy County, Nebraska and described as follows:

Lot 1, Leisure Village, being a platting of the East ½ of the NE ¼ lying south of LaPlatte Road and Tax Lots 6A, 6B2 & 6C1 in Section 29, together with the West ½ of the NW ¼ lying south of LaPlatte Road and part of Government Lot 2 in Section 28, all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska (the "Property").

The Declarant desires to provide for covenants and rules for the development and operation of an attractive, upscale, well run recreational vehicle park, and to provide for the ongoing maintenance of such park. The reference herein to "pad site(s)" shall mean the Recreational Vehicle pad sites within the park.

NOW, THEREFORE, the Declarant hereby declares that each and all of the recreational vehicle pad sites and the Property shall be leased and utilized subject to the following covenants and rules:

**ARTICLE I.
 USE**

1. The Property and each pad site within the Property shall be used exclusively for the parking of a Recreational Vehicle approved pursuant to these covenants and rules, and related recreational uses as provided in these covenants and rules. The Property and all of the pad sites shall be utilized only for Recreational Vehicle parking 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, and these covenants and rules.

RL Record and Return to: James E. Lang, 11718 Nicholas Street, #101, Omaha, NE 68154

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2. 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").

3. No person shall be permitted to park a Recreational Vehicle on a pad site from October 12 through April 14 of each year (the "Off Season") in violation of Sarpy County law.

**ARTICLE II.
LEASE APPROVAL AND RECREATIONAL VEHICLE APPROVAL**

1. Declarant shall lease each pad annually for utilization of the parking of Recreational Vehicles and related recreational activity during the Season. The lease shall be in writing and provide for a rental amount set by the Declarant. The lease amount shall be paid at the time of executing the lease, unless otherwise agreed to by the Declarant. Each Tenant shall be required to execute a written Lease Agreement prepared by Declarant. All leases shall be for the duration of the season; i.e. from April 15th to October 11th. Subletting is specifically prohibited.

2. Prior to the time that the Declarant 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 Declarant.

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 Declarant reserves the right to reject any vehicle in his sole discretion.

f. No Lease Agreement will be entered into or accepted by the Declarant until the Recreational Vehicle that is to be parked on the pad site is approved by the

Declarant pursuant to these rules and the vehicle checklist that will be developed by the Declarant.

g. Once a lease is executed, no other Recreational Vehicle shall be permitted to park on such pad site except for that vehicle which was specially approved for that pad site by the Declarant. The approval and lease shall be for the duration of the season. Each year each vehicle, regardless of whether or not that vehicle was in the park in a prior year, must comply with the then covenants and rules, and be approved by the Declarant. The Tenant shall not sublet his pad site or Recreational Vehicle.

h. In the event the Tenant violates any of the rules set forth herein, or rules that are subsequently developed or the terms of the vehicle checklist or rules that are subsequently adopted by the Declarant, then upon ten days written notice, if such deficiency is not corrected, Declarant reserves the right to have the vehicle removed from the park. In the event the Declarant removes an unlicensed Recreational Vehicle from the park, the Tenant shall lose their lease.

**ARTICLE III.
RESTRICTIONS**

1. Pets must be leashed or otherwise confined when not in the Recreational Vehicles and may be exercised only in certain designated areas.
2. 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. It is the Tenant's responsibility to make sure the pad site and the Recreational Vehicle and other permitted vehicles is at all times properly maintained, in good condition, attractive, clean and free of debris.
3. No fire arms shall be discharged within the Property.
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 and other permitted vehicles 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 and on any pad site.

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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 Declarant.
 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 or neighboring properties. All such lighting shall be approved by Declarant.
 9. No above ground swimming pools are allowed.
 10. No building shall be constructed on any pad site.
 11. There shall be allowed not more than two (2) domestic pets per household.
 12. Boats which are not in the water and boat trailers must be parked in designated areas.
 13. ATV shall be registered with the park each season and shall be operated only in designated areas. Dirt bikes are prohibited. Airboats are prohibited within the Property, including on the lakes within the Property and the beaching of airboats on the Platte River frontage by residents and guests. ATV's shall only have stock mufflers.
 14. No activity, including loud noises, which constitute a nuisance shall be permitted at any time.
 15. Recreational Vehicles may also be parked in other areas designated by the Declarant which shall be consistent with those areas designated on the Site Plan, which Site Plan may be found on Exhibit B of the Development Agreement signed by the Declarant and the Sarpy County Board of Commissioners.
 16. Removable items shall be stored when Tenant is not present.
 17. Each Lot can have no more than two (2) gas containers properly colored and marked and not to exceed five (5) gallons each.

**ARTICLE IV.
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 and other non-motorized watercraft. 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 Declarant 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 Declarant 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 Declarant in a visible position on the right rear side of the boat.

d. Boats speeding on the lake are prohibited. The lake is a no wake lake.

e. The boating speed limit shall be five (5) miles per hour.

f. Swimming is permitted only in the designated swimming areas on the lake(s).

g. In addition to the above restrictions, the use of the lake shall also be subject lake rules to be established and amended by Declarant from time to time.

ARTICLE V. PROPERTY SECURITY

1. Entrance to the park shall be only at the designated areas.

2. The park shall be fenced.

3. Declarant 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.

4. No Tenant or other guest shall remove or cut down any trees in the park or any way damage the park.

ARTICLE VI. EMERGENCY EVACUATION PLAN

1. Upon there being issued a notification from a governmental authority to evacuate the flood plain because of an emergency weather condition, those Recreational Vehicles that are on pad sites within the flood plain shall evacuate by

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leaving the flood plain area and either leaving the park or by moving their Recreational Vehicles to the designated emergency evacuation area.

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, 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 plain area shall be notified that their pad site is within the flood plain. Their lease shall provide 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.

4. A written Emergency Evacuation Plan setting forth this information shall be prepared and updated annually and be provided to all Tenants at the beginning of the season and posted at the entrance and the two well sites.

**ARTICLE VII.
TRASH COLLECTION**

All tenants shall be required in the Lease to keep their property in good condition and free of trash. Trash collection containers shall be located for the disposal of trash throughout the Property and shall not be placed along the immediate limits of the abutting property to the east. The trash containers shall be emptied during the season by a trash collection company when needed, not less than one time per week early in the week.

**ARTICLE VIII.
GENERAL PROVISIONS**

1. In the event a Tenant or their guests violate any of these rules, Declarant shall have the following rights:

a. Terminate the Lease and evict the Tenant and their guest from the Property;

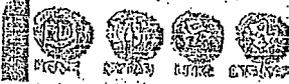
b. Bring an action against the Tenant and/or their guest for any damages caused by the Tenant and/or their guest and to obtain an injunction, including a mandatory injunction, either prohibiting the activity or having a court direct that the certain activity be performed. Any cost, including attorney fees, incurred in enforcing these rules by Declarant, shall be paid by the Tenant who has violated the rules either himself or his invitees. Failure of Declarant to enforce any of these

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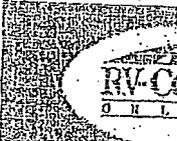
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NEWSLETTER



Types of RVs

Recreational vehicles combine transportation and temporary living accommodations for travel, recreation and camping. RVs cover a wide range of interests and budgets. At one end of the spectrum, there are folding camping trailers that sell for a few thousand dollars while at the other end you can find luxurious motorhomes that feature all the comforts of home and come with a price tag to match.

Before you buy or rent an RV, it pays to gain a basic understanding of how RVs are categorized. The RV world is generally divided into two broad categories: motorized RVs and towable RVs. Motorized RVs combine a motor vehicle chassis and living quarters in single unit. Under motorized RVs, you'll find class A, class B, and class C motorhomes. Towable RVs are designed to be towed by a car, van, SUV, or pickup truck, but are small enough so as not to require a special highway movement permit. Under towable RVs, the accepted sub-categories are travel trailers, folding camping trailers, fifth wheels, and truck campers.

Motorized RVs

Class A motorhomes are generally the top dogs of the RV world. Units range in weight from 15,000 to 30,000 pounds and stretch from 30 to 40 feet in length. Describing them as "motorhomes" is no exaggeration. Class A units come with almost every creature comfort you would expect in a home, minus the front lawn. They are frequently constructed on custom undercarriages or on a 3-10 ton truck chassis. Many Class A motorhomes also feature an automatic slideout. At the touch of a button, motorhome owners can extend a portion of their RV's exterior wall outward to expand their living space. Class A motorhomes usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. They can sleep up to eight people, depending on the model and the floor plan. Of course, all those features don't come cheap. Even low-priced models often top \$100,000, and the upper end of the price range approaches \$500,000.

Class B motorhomes, also commonly known as van conversions, are the smallest fully enclosed motorhomes. They are constructed on a van chassis with elevated roof lines but no modifications to the length or width of the original chassis. Class B motorhomes generally weigh 6,000 to 8,000 pounds and are 22 to 29 feet in length. Although living space is limited, Class B motorhomes receive high marks for economy, reliability, and handling. When not RVing, many Class B owners make use of their units as family vehicles. Class B motorhomes usually provide cooking facilities, a refrigerator or an ice box, heating, a self-contained toilet, a fresh water tank, a waste water tank, a faucet, a sink, convertible sleeping beds, a LP (propane) gas supply, and 110 VAC and 12VDC electrical outlets. Class B motorhomes can sleep from two to four people depending on the model. Prices range from \$40,000 to above \$100,000.

Class C motorhomes, sometimes referred to as mini-motorhomes, are scaled-down versions of Class A motorhomes. They range in weight from 10,000 to 12,000 pounds and stretch from 20 feet to 31 feet in length. Class C motorhomes are generally constructed on a larger van chassis. The driver compartment is similar to a van, with a large box in the back. Class C motorhomes usually come with a sleeping bunk above the cab, in addition to a bedroom in the rear of the unit. Like their Class A big brothers, many Class C units feature a slideout to quickly extend the motorhome's living space. Class C units usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, a separate 100-125 volt electrical system, and a full array of appliances and entertainment features. Class C motorhomes can sleep up to ten people depending on the model and the floor plan. Prices range from \$50,000 to around \$150,000.

Towable RVs

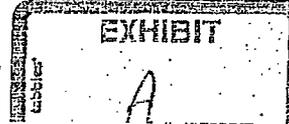
Travel trailers come in a variety of sizes, ranging from a small bedroom on wheels to the equivalent of a Class A motorhome without the engine and transmission. Travel trailers may be as small as 10-feet long or as big as 35-feet long. Many feature a slideout to quickly extend the unit's living space. Travel trailers must be pulled by a separate tow vehicle. For most travel trailers, tow vehicles must be equipped with a load distributing hitch and other special devices designed to control the sway of the trailer. Nonetheless, most full-size sedans, vans, SUVs, and pickup trucks are up to the job. Moreover, manufacturers have been introducing lighter weight models in recent years to reduce the burden of towing. Travel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to eight people depending on the model and floor plan. Prices range from \$10,000 to \$100,000.

Folding camping trailers are the least expensive RV. Also commonly referred to as tent trailers or pop-up trailers, folding camping trailers are designed from the ground up to be lightweight and inexpensive while providing many of the conveniences found in a basic travel trailer. Because of their relatively small size, folding camping trailers can easily be towed by a typical mid-size car, and even compact cars in some cases. A folding camping trailer can be thought of as a large, expandable tent built on a trailer. Most modern models incorporate a rigid roof and a lift system to expedite setup. Because the sides collapse for towing and storage, the units take up very little space when not in use. Folding camping trailers usually provide cooking facilities, a refrigerator or an ice box, heating, a fresh water tank, a wastewater tank, a faucet, a sink, convertible/pull-out beds,

RV Classifieds

- 1978 MCI incl mc-0 - \$65,000
- 2008 Heritage Recreational Vh HERITAGE BY ABLE - \$29,500

http://www.rv-coach.com/rv/types/classes/rv_types.html



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- 2006 Forest River Lexington 263 GTA - \$89,000
- 2009 Four Winds Fun Motor 390 - \$105,000
- 1991 GMC T60204 - \$29,000
- VIZWALL
- Search RV Classifieds
- Classifieds Policies
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LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices begin at around \$4,000 and can go as high as \$25,000.

Fifth-wheel trailers are similar to larger travel trailers, but they have an extension on the front of the box that extends over the tow vehicle and a horizontal plate that looks like a wheel (hence the name "fifth wheel") that rests on the tow vehicle for support. This hitch arrangement requires special equipment on the tow vehicle. Typically, full-size pickup trucks serve as tow vehicles for fifth wheels and are outfitted with a fifth-wheel hitch (also known as a gooseneck hitch). The hitch arrangement makes towing easier by placing the trailer load in the center of the tow vehicle instead of behind it. The extension on the front of the box also serves as a bedroom in most fifth wheels. Still more living space is afforded by slideouts that come as a standard feature of many fifth wheels. Fifth-wheel trailers usually provide cooking facilities, a refrigerator, heating, air conditioning, a self-contained toilet, a shower, water tanks (fresh water, grey water, black water), faucets, sinks, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model and the floor plan. Prices range from \$15,000 to \$150,000.

Truck-campers, sometimes referred to as pickup campers or slide-in campers, consist of a camper body loaded onto the bed of a standard pickup truck. Usually the tailgate of the pickup is lowered and the camper unit is clamped to the truck. Because truck campers can be loaded and unloaded with relative ease, they are popular among weekend RVers. Truck campers usually provide cooking facilities, a refrigerator or an ice box, heating, air conditioning, a self-contained toilet, a fresh water tank, a waste water tank, a faucet, a sink, a LP (propane) gas supply, and a separate 100-125 volt electrical system. They can sleep up to six people depending on the model. Prices range from \$5,000 to \$20,000.