

RESTRICTIVE COVENANTS
GRETNA GREEN
BRANSON, MISSOURI

I. DEVELOPER INTENT

A. It is the intent of the Developer, by means of quality control of natural resources and new structures, to do the following:

1. Give considerations in the design of facilities for open space, landscaping, traffic movement, user accessibility, life safety and development aesthetics.
2. Promote architectural excellence in all structures combined with respect for, and compatibility with, the natural resources of the site, the area and the adjacent properties and/or structures.
3. Provide, through restrictive covenants, guidelines, approval agencies and through planning and design, for the preservation and enhancement of the natural environment and for the control of the individual tract developments.
4. Establish the architectural theme, character and flavor of the development by Developer erected examples on common properties such as street lighting, traffic signs, development signs and entrance features compatible with restrictions suggested in items preceding.
5. Establish an Architectural Control Committee, hereinafter referred to as the A.C.C., the members of which shall be appointed by Branson Central Station, Inc. for the review and approval of all future development within the Project.

II. GENERAL

A. Branson Central Station, Inc., hereinafter referred to as Developer, is the owner of all real estate reflected on the plats. The Restrictive Covenants are to be filed for record concurrently with the plats of the project.

B. All roads and streets reflected upon plats are to be dedicated to the general public.

C. Any common properties reflected upon plats are intended to be devoted to the common use and enjoyment of the owners of lots or tracts reflected upon said plats as well as the owners of all lots or tracts in the project.

D. Reserved properties reflected on plats are not part of the plat and are particularly and specifically by the Developer reserved therefrom.

E. The Developer reserves the rights to create additional street, utility and drainage easements as may be required by future development of the project, but only if Developer obtains the consent of the owner of any property which is affected by such easement.

F. All plans are to be submitted to the City of Branson, Missouri, as required by the Zoning Code and Subdivision Regulations, for building, remodeling, occupancy certificates and sign permits.

G. Temporary and permanent erosion control measures shall be provided to the satisfaction of both the Developer and the City of Branson, Missouri.

H. ARCHITECTURAL CONTROL COMMITTEE (A.C.C.)

1. No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any exterior addition to or change or alterations thereof be made until plans and specifications showing the nature, kind, shape, height, materials and locations of the same shall have been submitted to and approved in writing as to the harmony of external design and location by the Architectural Control Committee.
2. The A.C.C. shall review and approve all site plans.
3. The A.C.C. shall consist of three (3) or more representatives appointed by the Developer.
4. At such time as when a minimum of fifty percent (50%) of the properties have been purchased by individual tract developers, the Developer shall appoint a minimum of one recommended by the tract developers. When one hundred percent (100%) of the properties have been purchased by individual tract developers, the Developer shall relinquish control of the A.C.C. to an association of tract owners and tenants which may be established by the same.

I. EXTERIOR MAINTENANCE

1. In the event the owner with the developer or tenant of any commercial tract or part thereof shall fail to properly provide for exterior maintenance as to buildings or grounds, the Developer may, but shall not be obligated to, provide exterior maintenance as follows: paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements. In the event the Developer is no longer involved in the Project, this right would be

assumed by an owners and tenants association that may be established by the same.

2. The costs of such exterior maintenance shall be assessed against the tract owner with developer and/or the tenant of the building or space.
3. The Developer or his authorized representative, or owners and tenants association in the event the Developer is no longer involved in the Project, shall have the right, after reasonable notice to the tract developer and/or tenants, to enter upon any tract or space therein for the purpose solely of performing maintenance as may become necessary by neglect of the tract developer and/or tenant.

J. No commercial tract shall be resubdivided except upon written approval of the A.C.C.

K. No structure of a temporary character, trailer, tent, shack or similar type facility shall be erected on any commercial tract without the written approval of the A.C.C.

L. Building setbacks shall meet or exceed the requirement of the City of Branson, Missouri and shall be as recorded on the tract plat, except that where such requirements create an undue hardship, the tract developer may submit to the A.C.C. and the City of Branson for a variance; provided that such a variance will not have the effect of nullifying the intent and purpose of this requirement.

M. CONSTRUCTION OF BUILDINGS

1. The contractor, builder, person or entity constructing any building upon any commercial tract shall, prior to beginning the construction, furnish to the A.C.C. satisfactory proof that builder's risk insurance, if applicable, will be in effect for the construction period.
2. If the tract developer is his own builder, he shall furnish to the A.C.C. such credit information and proof of financial ability to complete the building within the time requirements of these restrictive covenants. In such a case, the tract developer shall also furnish to the A.C.C. proof of builder's risk insurance, if applicable, being in effect for the construction period.
3. Time for Completion of Buildings:
 - a. All Buildings shall be completed according to the plans and specifications within such time limits as shall be fixed by the A.C.C. and any extensions to such time limits must be approved by the A.C.C.

b. In the event of non-compliance with completion dates, the Developer shall have the right, but not the obligation, to hire a contractor to perform the work and materials necessary for compliance and the Developer shall bill the tract developer for the amount expended plus 10% for administration. In the event the tract developer does not pay same, the Developer shall have the right to file a statutory lien against the property involved and proceed in law or equity to, the property involved to obtain said charges. All money received over and above said charges and court costs shall be paid over to the tract developer.

4. All structures shall conform to Federal, State and Local codes, ordinances and regulations that may apply and are subject to review of the governing agencies established to administer the same.

N. UTILITIES

1. All utilities shall be underground to the extent possible. These are to include, but not limited to, the following:
 - a. Electrical
 - b. Telephone
 - c. Cable television
 - d. Liquid propane gas
 - e. Natural gas
2. Above ground items that may be required in association with underground utilities such as transformers, metering devices, vents, et cetera shall be screened from public view by means described herein.
3. Above ground items that may be required in association with underground utilities shall be designed and located in such a manner as to decrease the visibility by the public.

O. ARCHITECTURAL SITE ELEMENTS

1. Trash Collection Areas:
 - a. All trash collection areas associated with commercial tract developments shall be enclosed with screens and gates to shield them from public view. Materials for construction of such barriers shall be as limited herein.
 - b. It shall be the responsibility of each individual tenant to police his own trash collection area daily, or more frequently if necessary, to maintain

the area in a constant state of cleanliness and to prevent debris and/or odors from migrating to adjacent areas.

c. All trash collection areas shall be designed and located in such a manner as to create the least visibility by, and cross contact with, the general public.

2. Exterior Equipment:

a. All equipment (mechanical, electrical, etc.) located outside of the building shall be screened from public view by means of landscaping and/or screen walls of such materials as shall be limited herein.

b. Exterior equipment shall be designed and located in such a manner as to create the least visibility by the general public.

c. Rooftop equipment is not aesthetically desirable and shall not be so located without specific written approval by the A.C.C. during the design stage of planning. When rooftop units are allowed, every effort shall be taken to screen the units from public view and to make them blend with the rooftop materials.

3. All exterior lighting, flagpoles, handrails, guardrails, signage, pavement markings and curbs shall be of uniform and compatible design throughout the Project as established by the A.C.C.

4. Temporary Signs

a. The use of signs of a temporary nature such as "Flashing Arrow" signs and portable marquee type signs shall be discouraged and shall not be allowed.

5. Roads/Drives/Parking Lots/Curbs

a. All roads, drives and parking lot surfaces shall be constructed of hot mix asphalt with appropriate base preparation. Limited maintenance areas may be of concrete construction such as garbage pick-up areas, covered drives or other areas as may be approved by the A.C.C.

b. Curbs and gutters shall be required at the edges of all pavement for roads, drives and parking lots. Asphalt curbs will not be permitted.

P. LANDSCAPING ELEMENTS

1. All commercial tract developers shall be required to install landscaping as part of their construction process and to submit a landscaping plan along with the building construction plans to the A.C.C. for review and approval.
2. Commercial tract developers shall install the following as minimum landscaping:
 - a. Sodding or other landscaping as approved by the A.C.C. in all areas of tracts considered public use or public accessible, except those areas which are paved or where landscaping other than grass occurs.
 - b. Areas not considered as public use or public accessible may be seeded and/or sprigged, or landscaped as approved by the A.C.C.
 - c. No earthen hillsides or land areas shall be left exposed without grass, paving or landscaping cover.
 - d. Trees shall be at the minimum ratio of ten (10) per acre of tracts not occupied by buildings.
 - e. Underground sprinkler systems for areas to be sodded or landscaped. Areas of seeding and/or spriggings are not required to have underground sprinklers but must be maintained in such a manner as to promote steady and full growth of grass cover and trees.
3. Other landscaping materials such as large rocks, shrubs, mulch, flowers, timbers, etc. may be utilized which are compatible with the overall theme and flavor of the Development. All materials are subject to review and approval by the A.C.C. Rip-Rap may only be used upon specific application to, and approval from, the A.C.C.
4. A maximum gradient of 30% shall be established for lawn areas where mowing is required. Retaining walls shall be utilized where grades exceed the maximum gradient.
5. Landscape Lighting:
 - a. Landscape lighting may be used and is encouraged.
 - b. Landscape lighting shall be designed in such a manner as to not conflict with the vision of motorists or the overall theme and flavor of the Project.

Q. ARCHITECTURAL BUILDING ELEMENTS

1. Developer Philosophy:

a. The overall flavor of Gretna Green is to be developed by structures that are a part of the ground upon which they sit; that they evolve from the ground and are not just perched upon it. Because of the nature of the hilly terrain, the need for continuity between separate elements of the Development is imperative.

b. Gretna Green wants to make a quality statement that will provide a benchmark against future commercial developments in the Ozark Mountain Country must be measured.

2. Exterior Materials:

a. Materials for the exterior wall surfaces of all commercial tract structures shall be approved by the A.C.C.

b. Roof surfaces shall be of either standing seam metal sheets or composition shingles the color of which shall be approved by the A.C.C.

c. Other exterior materials shall also be limited as approved by the A.C.C.

Commencing at an existing iron pin at the center of Section 36, Township 23 North, Range 22 West; thence, N87°32'40"W, along the North line of the NE¼ of the SW¼ of said Section 36, 259.70 feet; thence, S1°27'10"W, 206.47 feet to an existing iron pin; thence, S86°34'26"E, 190.00 feet for a point of beginning; thence, continuing S86°34'26"E, 230.53 feet to an existing iron pin; thence, N46°31'41"E, 28.50 feet to the Westerly right of way line of Gretna Road; thence, along said Westerly right of way line for the following 7 courses; S84°22'19"E, 91.00 feet; Southeasterly on a curve to the right an arc distance of 221.05 feet, said curve having a radius of 248.58 feet and a central angle of 50°57'00"; S33°25'19"E, 196.23 feet; Southerly on a curve to the right an arc distance of 86.17 feet, said curve having a radius of 90.80 feet and a central angle of 54°22'30"; S20°57'11"W, 38.71 feet; Southwesterly on a curve to the right an arc distance of 124.76 feet, said curve having a radius of 183.44 feet and a central angle of 38°58'06"; S59°55'17"W, 71.56 feet; thence, S75°21'33"W, 71.04 feet; thence, Northwesterly on a curve to the left an arc distance of 302.81 feet, said curve having a radius of 325 feet and a central angle of 53°23'01"; thence, S86°34'26"W, 174.52 feet; thence, N1°29'13"E, 350.20 feet to the point of beginning. All in Taney County, Missouri, and containing 5.49 acres, and subject to any easements or rights of way of record.

ROAD EASEMENT DESCRIPTION

Commencing at an existing iron pin at the center of Section 36, Township 23 North, Range 22 West; thence, N87°32'40"W, along the North line of the NE¼ of the SW¼ of said Section 36, 259.70 feet; thence, S01°27'10"W, 206.47 feet to an existing iron pin; thence, S86°34'26"E, 190.00 feet; thence, S01°29'13"W, 350.20 feet for a point of beginning; thence, S86°34'26"E, 174.52 feet; thence, Southeasterly on a curve to the right an arc distance of 302.81 feet, said curve having a radius of 325.00 feet and a central angle of 53°23'01"; thence, S75°21'33"E, 71.04 feet to the Westerly right of way line of Gretna Road; thence, S59°55'17"W, along said right of way 150.00 feet; thence, N14°36'17"E, 70.30 feet; thence, Northwesterly on a curve to the left an arc distance of 253.50 feet, said curve having a radius of 275.00 feet, a central angle of 52°49'02", and a chord with a bearing of N60°09'55"W; thence, N86°34'26"W, 172.83 feet; thence, N01°29'13"E, 50.03 feet to the point of beginning. All in Taney County, Missouri, and containing 0.63 acre.

INITIAL A.C.C. STANDARDS
FOR PERMITS AND CONSTRUCTION
GRETN A GREEN
BRANSON, MISSOURI

- I. A. Pursuant to the Restrictive Covenants for Gretna Green, Branson, Missouri, the A.C.C. hereby adopts the following additional rules, regulations and standards for the issuance of permits and construction thereunder:

B. The following are established as a minimum guideline to insure the compatible and harmonious development of facilities and aesthetically significant items throughout the project.

C. A.C.C. RESPONSIBILITY

1. The function of the A.C.C. is designed for the enforcement of the Covenants and these Standards and the performance of its duties with respect thereto on a best efforts basis in an effort to reasonably protect the aesthetics and property values of the Project and the health, safety and welfare of all of the Owners therein as a community of interests. No warranty or representation is made to, or should be implied by, any individual owner that the actions of the A.C.C. in the issuance of permits, inspection and approval of construction or otherwise, is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction.

D. ENFORCEMENT

1. These Standards may be enforced by the Developer in the same manner as any violation or threatened violation of the Covenants, including, but not limited to, the lien rights of the Developer for any costs or charges incurred in connection therewith.

II. STANDARDS FOR BUILDING AND CONSTRUCTION

A. PERMITS

1. Construction Permits:
- a. Except for original construction by the Developer, A.C.C. permits shall be required for all permanent and temporary construction, additions, revisions, removal, or demolitions of commercial tracts within the Project, including, but not limited to, the following: buildings, storage buildings, driveways, sidewalks, patios, retaining walls, pump stations, irrigation

systems, solar energy systems, geothermal energy systems, swimming pools, fences, parking lots, access streets and roads, cutting and filling, flagpoles, and all other forms of temporary or permanent construction. All permits issued by the A.C.C. shall be in compliance with the Restrictive Covenants, the General Permit, and these additional rules, regulations and standards.

b. Permits will not be required for temporary jobsite office buildings or trailers. Such buildings or trailers shall, however, be limited to use on road and street construction jobs or construction of major buildings or amenities. Whenever such temporary jobsite office buildings or trailers are used, they shall be removed within ten days after completion of the job.

c. In the event said committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this will be deemed to be a fully complied with requirement.

d. A city building permit is required.

2. Lot Clearing Permits:

a. Lot Clearing Permits are required for cutting and removing dead or down trees, undergrowth or living trees with a trunk diameter three (3) inches or more. The following are applicable thereto:

b. Prior to any cutting, the property lines are to be marked with string or surveyor's tape to reflect exact boundaries of the affected property.

c. All debris is to be removed within thirty (30) days.

d. There is no charge for this permit.

3. Burning Permits:

a. There is NO BURNING by property owners allowed in Gretna Green under any circumstances. NO BURNING PERMITS WILL BE ISSUED.

B. COMPLIANCES

1. All design and construction shall conform to all applicable Federal, State and local codes, ordinances and regulations and shall be subject to review by the governing agencies established to administer the same.

2. It is required that the American National Standard Specifications for Making Buildings and Facilities Accessible to and Useable by the Physically Handicapped, by the American National Standards Institute, hereinafter referred to as the ANSI Handicapped Code, be considered in the design and construction of all commercial, community, recreational and public buildings.

C. MINIMUM DESIGN STANDARDS

1. The Branson building codes will be followed.
2. All buildings and structures shall meet the minimum requirements for aesthetics as established by the A.C.C., including, but not limited to, the following:
3. All commercial buildings shall be designed and inspected by a registered architect, with foundation, structural, mechanical and electrical design being performed by registered professional engineers.
4. All buildings, parking lots and parking areas shall be landscaped with the landscaping designed by a licensed landscape architect or engineer.
5. All construction work discussed above shall be inspected and approved by the architect, engineer, landscape architect, or their representative.
6. Foundations:
 - a. Branson building permit is required.
 - b. Site specific foundation investigations are encouraged, but not required, for lightly loaded one story buildings. In the absence of site specific foundation studies, great care should be taken in the design of the foundations to insure the adequacy and structural integrity of the building.
 - c. All buildings over one (1) story in height, shall have site specific foundation studies performed by a registered professional engineer and his representatives to aid in the design of the structure. The studies may include borings, test pits, site sampling and testing, laboratory testing, or other methods of site investigation, sampling, and testing as required to make site specific foundation recommendations.
7. Fences and Walls:
 - a. Branson building permit is required.

b. No fence or wall shall be built closer than one (1) foot to a property line unless the permit application includes consent by the adjacent property owner or adequate survey line staking to eliminate property line disputes.

c. No fence shall be built out of chain link, chains, galvanized metals, unfinished concrete blocks, barbed wire, chicken wire, woven wire, unfinished metals, cord wood, gravel, rubble, riprap, brush, refuse or other objectionable materials.

8. Retaining Walls:

a. Branson building permit is required.

b. All retaining walls with a maximum height in excess of two (2) feet above grade must be designed and inspected by a registered professional engineer or architect.

c. The construction of all retaining walls shall be in accordance with the plans as designed and permitted and shall be inspected by the registered professional engineer or architect, or their representative, and approved, with evidence thereof submitted to the A.C.C.

d. The design of all retaining walls shall consider active and passive soil pressures, surcharge loads, water pressures, and loads by changes in water levels or pressures.

e. Retaining wall shall be designed so that they will remain stable and function properly throughout their required design life.

f. All exterior retaining walls shall be poured concrete construction.

9. Parking:

a. Parking shall be provided as required by the City of Branson for off-street parking for each applicable building function.

b. For each building constructed, there shall be provided and constructed paved parking areas of hot mix asphaltic concrete material so as to provide dust-free all weather surfaces and maintained thereafter in good condition. Each parking area shall be served by adequate driveways and space for the movement of vehicles.

c. Public parking areas shall be lined to identify individual spaces. Such parking shall be attractively landscaped as approved by the A.C.C.

d. The number and the specific location of parking spaces required for each lot shall be designated in plans submitted for each lot and approved by the A.C.C.

e. Parking lots shall be designated in such a manner as to provide adequate drainage and to eliminate the possibility of stagnant pools of water.

f. All driveway standards, parking lot standards, paving standards, entrances and exits and grading for all off-street parking lots and curb, gutter, drainage and soil conservation standards, shall be in accordance with the current applicable requirements for the City of Branson, Missouri, regarding provisions for the access of handicapped persons.

10. Soil Conservation and Drainage:

a. All soil conservation and drainage standards for any construction by permit shall be in accordance with the Standard Drawings and Specifications for Streets, Drainage and Soil Conservation and the Drainage and Soil Conservation Plan for the City of Branson, Missouri.

11. Utilities:

a. All utilities shall be underground to the extent possible. These are to include, but not be limited to, the following: electrical, telephone, cable television, liquid propane gas and natural gas.

b. Above ground items that may be required in association with underground utilities such as transformers, metering devices, vents, etcetera shall be screened from public view by means described herein.

c. Above ground items that may be required in association with underground utilities shall be designed and located in such a manner as to create a minimum of visibility by the public.

12. Architectural Site Elements:

a. Trash Collection Areas:

1) All trash collection areas associated with commercial tract developments shall be enclosed with screens and gates to shield them from public view. Materials for construction of such barriers shall be limited herein.

2) It shall be the responsibility of each individual tenant to police

his own trash collection area daily, or more frequently if necessary, to maintain the area in a constant state of cleanliness and to prevent debris and/or odors from migrating to adjacent areas.

3) All trash collection areas shall be designed and located in such a manner as to create the least visibility by, and cross contact with, the general public.

b. Exterior Equipment:

1) All equipment (mechanical, electrical, etc.) located outside of the buildings shall be screened from public view by means of landscaping and/or screen walls of such materials as shall be limited herein.

2) Exterior equipment shall be designated and located in such a manner as to create the least visibility by the general public.

3) All exterior equipment shall be of such color or painted to blend with the exterior finish requirements established herein.

c. Exterior Pole Lighting:

1) All exterior pole mounted lighting shall be dark bronze in color or other as approved by the A.C.C.

2) Poles shall be square shaped and shall be limited in height to 25' above ground surface. Round poles shall not be permitted.

3) All pole mounted light fixtures shall be rectangular box type units of dark bronze in color or other as approved by the A.C.C.

4) All exterior lighting fixtures shall utilize metal halide bulbs only.

d. Flagpole:

1) All exterior ground mounted flagpoles shall be dark bronze in color or other color as approved by the A.C.C., and properly grounded.

2) Flagpoles mounted on buildings shall be fiberglass construction or shall include a lightning protection system for the building engineered by a qualified lightning protection designer.

3) Exterior flagpoles shall be limited in height to 25' above the ground surface for ground mounted poles.

e. Exterior Handrails/Guardrails:

1) Exterior handrails and guardrails for steps, stairs, ramps, retaining walls, etc. shall be constructed of square or rectangular tube and bar stock shall be dark bronze in color or other color as approved by the A.C.C.

2) Round pipe type railing shall not be permitted.

f. Sidewalks/Ramps:

1) All exterior sidewalks and pedestrian ramps shall be constructed of broom finish concrete and redwood or cedar wood expansion joints.

g. Exterior Signage:**1) Traffic Control Signs:**

a) Traffic control signs within an individual tract shall conform to the standards established herein for use on common properties by the Developer.

b) Signs shall conform to size, shape, lettering, materials and Development logos.

2) Traffic Control Pavement Striping and Lettering:

a) Painted traffic control pavement striping shall be high visibility white similar to Pratt & Lambert traffic paint or approved equal.

b) Parking stripes shall be four (4) inches wide.

c) International handicapped symbols shall be painted on pavement with a four (4) inch wide stroke.

d) Direction arrows and lettering on pavement shall conform to sizes outlined herein.

3) Building Signs/Letters:

a) The individual developers of each commercial tract shall submit to the A.C.C. for approval, along with the building plans, plans indicating the proposed signage for the building(s) and grounds.

b) All signs, logos, letters, etc. shall be mounted on a separate surface to be applied to the building. Individual letters, logos, etc., shall not be mounted directly to the finish surfaces of the building so that in the event they are removed at a later date the mounting devices do not become exposed.

c) All signage for the Project shall be of uniform character as approved or required by the City of Branson.

d) Individual free-standing signs shall not be permitted without a written approval of the A.C.C.

e) Signs shall not be permitted to project above the wall or parapet height of flat roof type buildings or pitched type roofs without the written approval of the A.C.C.

4) Driveway Monolith Signs:

a) Free-standing monolith type signs may be erected by the individual tract developers at the entrance to parking areas from dedicated projects drives.

b) Monolith signs shall conform to exact appearance,

size, color, and lettering as approved by the Developer and herein outlined.

h. Roads/Drives/Parking Lots/Curbs:

- 1) All roads, drives and parking lot surfaces shall be constructed of hot mix asphalt with appropriate base preparation. Limited maintenance areas may be of concrete construction such as garbage pick-up areas, covered drives or other areas as may be approved by the A.C.C.
- 2) Where concrete is utilized, a broom finish shall be used.
- 3) Curbs and gutters shall be required at the edges of all pavement for roads, drives, and parking lots. Curbs and gutters shall be constructed of concrete with a broom finish. Asphalt curbs will not be permitted.

13. Landscaping Elements:

a. All commercial tract developers shall be required to install landscaping as part of their construction process and to submit a landscaping plan along with the building construction plans to the A.C.C. for review and approval.

b. Commercial tract developers shall install the following as minimum landscaping:

- 1) Sodding or other approved landscapes as approved by the A.C.C. in all areas of tracts considered public use or public accessible, except those areas which are paved or where landscaping other than grass occurs.
- 2) Areas not considered as public use or public accessible may be seeded and/or sprigged. Seeding shall consist of bermuda or fescue seed only.
- 3) No earthen hillsides or land areas shall be left exposed without grass, paving or landscaping cover.
- 4) Trees shall be at the minimum ratio of ten (10) per acre of tracts not occupied by buildings.
- 5) Earthen berms between all parking lots or access drives and dedicated Project roads. Berms shall be a minimum size of 3'-0" high above pavement and 12'-0" wide. Berms shall taper down at intersections of roads so as not to obstruct or restrict visibility.
- 6) Underground sprinkler systems for areas to be sodded or landscaped. Areas of seeding and/or sprigging are not required to have underground sprinklers but must be maintained in such a manner as to promote steady and full growth of grass cover and

trees.

c. Other landscaping materials such as large rocks, shrubs, mulch, flowers, timbers, etc. may be utilized which are compatible with the overall theme and flavor of the Development. All materials are subject to review and approval by the A.C.C. Rip-Rap may only be used upon specific application to, and approval from, the A.C.C.

d. A maximum gradient of 30% shall be established for lawn areas where mowing is required. Retaining walls shall be utilized where grades exceed the maximum gradient.

e. Landscape Lighting:

- 1) Landscape lighting may be used and is encouraged.
- 2) Landscape lighting shall be designed in such a manner as to not conflict with the vision of motorists or the overall theme and flavor of the Project.
- 3) Lighting fixtures shall be dark bronze in color, or other colors as approved by the A.C.C.
- 4) Where Bollard type fixtures are utilized, the units shall be:
 - a) Dark bronze in color.
 - b) Square in shape.
- 5) All lighting shall be metal halide only.

14. Architectural Building Elements:

a. Exterior Materials:

- 1) Materials for the exterior surfaces of all commercial tract structures shall be approved by the A.C.C. The colors of which shall be consistent from tract development to tract development.
- 2) All storefront and window frames on the exterior of all structures shall be dark bronze or other colors as approved by the A.C.C.
- 3) All glazing for exterior storefront and windows shall be clear or solar bronze tinted.
- 4) Roofs of all commercial tract structures shall be as follows:
 - a) Metal - dark bronze or other colors approved by the A.C.C.
 - b) Composition Shingles - TAMKO Weathered Wood color or approved equal.
- 5) Soffits of all commercial tract structures shall be as follows:
 - a) Metal
 - b) Wood - Moorwood semi-transparent stain range of ST-57, ST-65, ST-72, ST-74, ST-77 or approved equal.

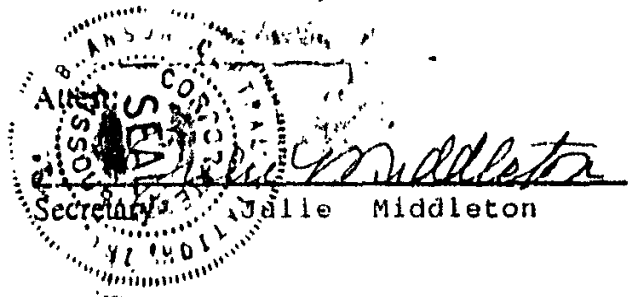
b. Height Restrictions:

- 1) Multi-level buildings exceeding 2 stories or forty-five feet (45') above grade require the approval of the A.C.C.

DEVELOPER:

Gretna Green, a Missouri venture by
Branson Central Station, Inc., a Missouri
Corporation, pursuant to agreement dated

By: Robert Middleton
President Robert Middleton



THE RECORDERS OFFICE
County of Taney
Katherine Clarkson, Recorder of said County, do hereby certify
that the within instrument of writing was, on the 18
day of June, 1993 at 11 o'clock 28 minutes A.M.
duly filed for record and is recorded in the records of this office,
in book 320 at page 3916-3932
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal at Forsyth, Mo., this 18 day of
June A.D. 1993
KATHERINE CLARKSON, Recorder.
James E. Baker Deputy

ACKNOWLEDGMENT

STATE OF MISSOURI)
COUNTY OF TANAY) ss.

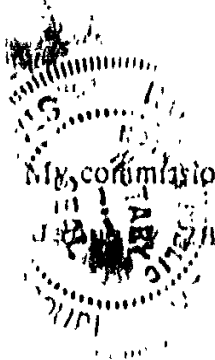
On this 30th day of April, 1993, before me personally appeared
Robert Middleton, who being duly sworn, did say that Branson
Central Station, Inc. is the owner of Gretna Green and that the seal affixed to this instrument
is the corporate seal of said Corporation; and that said instrument was signed and sealed in
behalf of said Corporation by authority of its Board of Directors, and the said Robert Middleton
acknowledged said instrument to be the free act and deed of said
corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal
at my office in said county and state, the day and year last above written.

FILED

1993 JUN 14 PM 12:34

Rose Fuller
Notary Public Rose Fuller



My commission expires: KATHERINE CLARKSON, RECORDER
TANEY COUNTY
JUNE 21, 1994

53.00
USER FEE \$4.00
TOTAL \$57.00

mail: Advanced Fund Title Assoc.
PO Box 729
Oriskany, Mo. 65221