

Conditions:

1. Townhome development shall not exceed 130 units.
2. The covenants, conditions and restrictions governing the townhome development must include the following provisions enforceable by the owners' association:
 - (a) Initial sales of townhome for rent shall not exceed 10% at any one time.
 - (b) Parking of vehicles across any portion of a sidewalk within the townhome development is prohibited.
3. Due to concerns about noise and potential nuisance lighting, no basketball courts shall be installed within the recreation portions of the townhome development.
4. If the roads in the townhome development are private, the owners' association shall be responsible for maintaining the same, and purchasers of units from the developer must sign a written acknowledgment thereof.
5. Along the north and east boundaries of the townhome development, the following buffers, fencing and setback shall be required:
 - (a) A 10 foot natural buffer extending inward from the property line.
 - (b) An 8 foot fence on the interior boundary of the natural buffer.
 - (c) A minimum 10 foot rear yard setback between the natural buffer and buildings.
6. Adjacent to existing residential single family, within the interior boundary of the natural buffer a minimum of one 3' caliper shade tree shall be planted every 25 linear feet except where such tree would require the removal of an existing shade tree of 3' caliper or greater.
 - (a) Trees planted on individual platted lots will be owned and maintained by each property owner.
 - (b) Trees planted in areas deemed to be common area space will be owned and maintained by the owners' association.
7. The requirements of Sec. 656.1222, Ordinance Code, shall be satisfied along Airport Center Drive East to the extent applicable thereunder.