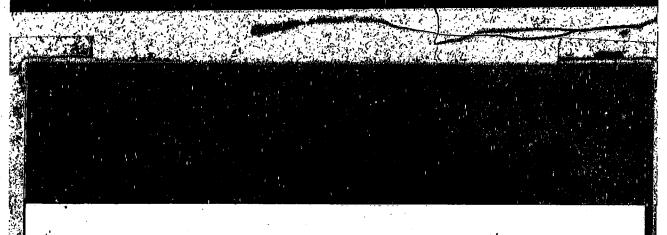


RESTRICTIVE COVENANTS

The undersigned (Owners) are the Owners of the Properties described following their respective names.

Buckingham South, Inc. (Corporation) has been incorporated in Nebraska for the purpose of administering and maintaining the commons which consist of an easement upon a portion of Lot 1, except the West 10' thereof, Block 1, Buckingham South 2nd Addition and a portion of Outlot B, Buckingham South 1st Addition and a portion of Outlot B, Buckingham South 2nd Addition de- scribed on Exhibit "A" attached to these Restrictive Covenants. These Restrictive Covenants are established upon the Properties.

- 1. HOMEOWNERS ASSOCIATION: Every person or entity who becomes a titleholder of a fee or undivided fee interest in any lot within the properties shall be a member of the corporation. However, any person or entity who holds such interest merely as security for the performance of an obligation shall not be a member.
- 2. MEMBERSHIP: Each member of the corporation shall be entitled to all the rights of membership and to one vote for each lot in which the interest requisite for membership is held. However, no more than one vote shall be cast with respect to any lot.
- 3. <u>USE OF COMMONS</u>: Each member of the corporation shall have the right to use and enjoy the commons, appurtenant to the interest requisite for membership.
- 4. MAINTENANCE OF COMMONS: The corporation covenants and each member of the corporation, by the acceptance of a deed by which the interest requisite for membership is acquired, shall be deemed to covenant to maintain the commons, which covenants by the members shall be satisfied by the payment of annual or special assessments for the administration, maintenance or improvement of the commons. Annual and special assessments shall



256.56

be uniform as to each lot within the properties. Each assessment shall be the personal obligation of the member who is, or was, the titleholder of the lot assessed at the time of the assessment, shall bear interest at the rate of 10 percent per annum until paid and, when shown of record, shall be a lien upon the lot assessed.

- 5. <u>LIEN OF ASSESSMENTS</u>: The lien of any annual or special assessment, until shown of record, shall be subordinate to the lien of any mortgage placed upon the lot against which the assessment is levied.
- 6. ANNUAL AND SPECIAL ASSESSMENTS: Annual and special assessments may be levied by the Board of Directors of the corporation.
- 7. AMENDMENTS: These Restrictive Covenants shall run with the land and shall be binding upon and enforceable by the Owner and all persons claiming under the Owner. These Restrictive Covenants may be terminated or modified, in writing, by the owners of two-thirds of the lots within the properties, at any time. However, the provisions of these Restrictive Covenants governing membership in the Association and the maintenance of the commons shall not be terminated or modified without the consent of the City of Lincoln, Nebraska.
- 8. ENFORCEMENT: The enforcement of these Restrictive Covenants may be by proceedings at law or in equity against any person violating or attempting to violate any provision hereof. The proceedings may be to restrain the violation, or to recover damages and, by the corporation, may be to enforce any lien or obligation created hereby.
- 9. SEVERABILITY: The invalidation of any one of these Restrictive Covenants shall not affect the validity of the remaining provisions hereof.

Dated FEBRUARY 20 , 1988.7

Buckingham South, Inc., A Corporation

By: Jeanh C. Hannam Prosident

STATE OF NEBRASKA

ss

COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this day of FEBELARY, 1988,7 by FRANK C. STENMANN President of Buckingham South, Inc. a Nebraska Corporation, on behalf of the Corporation.



Skela R. Onan Notary Public

Owner

Description

Gary L. Larabee and Clara Larabee

Lot 15, Block 1, Buckingham South Addition, Lincoln Lancaster County, Nebraska

Com second

STATE OF NEBRASKA) ss:

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this day of January, 1987, by Gary L. Larabee and Clara Larabee, husband and wife.

GENERAL NOTARY disks of metraska JOAN H: WIS My Comm. Exp. Way 1, 1989

Notary Public Jawes

Gregory W. Luft and Mary J. Luft

STATE OF NEBRASKA

COUNTY OF LANCASTER)

Lots 1 and 2, Block 1, Buckingham South 2nd Addition, Lincoln, Lancaster County, Nebraska.

ss:

ss:

The foregoing instrument was acknowledged before me this day of JANUARY, 1986, by Gregory W. Luft and Mary J. Luft, husband and wife.

GENERAL NOTARY-State of Nebraska SHEILA R. OMAN My Comm. Exp. Oct. 25, 1999

Notary Public

Hartland Homes, Inc.

Lot 1, Block 2, Buckingham South 1st Addition, Lincoln, Lancaster County, Nebraska

STATE OF NEBRASKA

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this day of <u>Nournble</u>, 1986, by Duane L. Hartman, President of Hartland Homes, Inc., a Nebraska corporation, on behalf of the corporation.

SENERAL NOTARY-State of Nebraska Sheila R. Oman My Comm. Exp. Oct. 25, 1969

25650

STATE OF NEBRASKA

Lot 2, Block 2, Buckingham South 1st Addition, Lincoln, Lancaster County, Nebraska

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this North day of Necestary, 1986, by John A. Speck and Cynthics Tooler, busband and wife.

SEAL STATE OF NEBRABRA
COUNTSIEN EXPIRES
OCTOBER 7, 1988

Sheri Johey Notary Public

John W. Klein and Cheryl A. Klein

Lot 3, Block 2, Buckingham South 1st Addition, Lincoln, Lancaster County, Nebraska

STATE OF NEBRASKA

COUNTY OF LANCASTER)

ss:

SHERRI TOOHEY
SENERAL NOTARIAL
SELAT
STATE OF NEBRASKA
COMMISSION EXPIRED

OCTOBER 7, 1388

Lloyd A. Slaymaker and Melodie A. Slaymaker

Lot 4, Block 2, Buckingham South 1st Addition, Lincoln, Lancaster County, Nebraska

STATE OF NEBRASKA

ss:

ss:

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this day of December, 1986, by Lloyd A. Slaymaker and Melodie A. Slaymaker, husband and wife.

SHERRI TOOHEY GENERAL NOTARIAL
SELAT.
STATE OF HEBRASKA
GOMMISSION EXPIRES OCTOBER 7, 1986

Gary W. Leypoldt

Lot 5, Block 2, Buckingham South 1st Addition, Lincoln, Lancaster County, Nebraska

STATE OF NEBRASKA

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this day of DECEMBER, 1986, by Gary W. Leypoldt.

Notary Public

SEKERAL NOTARY-State of Nebraska D. C. PIERSON

Mark B. Goldfein and Jean A. Goldfein Lot 6, Block 2, Buckingham South 1st Addition, Lincoln, Lancaster County, Nebraska ss: COUNTY OF LANCASTER) The foregoing instrument was acknowledged before me this day of \(\sum_{\text{TEMEL}}\) 1986, by Mark B. Goldfein and Jean A. Goldfein, husband and wife. GENERAL NOTARY-State of Rebrasta D. C. PIERSON Notary Public Lot 7, Block 2, Buckingham South 1st Addition, Lincoln, Donald L. Kasparek and Kay Kasparek Lancaster County, Nebraska STATE OF NEBRASKA COUNTY OF LANCASTER) The foregoing instrument was acknowledged before me this day of Necessary, 1986, by Donald L. Kasparek and Kay Kasparek, husband and wife.

SHERRI TOOHEY

GENERAL NOTARIAL

STATE OF RUPRABKA

COMMISSION SERVERS

OCTOBER 7, 7° 5

25,20

Richard L. Lieb and Carolyn M. Lieb

Lot 8, Block 2, Buckingham South 1st Addition, Lincoln, Lancaster County, Nebraska

Gishard Lieb

Carolyn M. Lieb

STATE OF NEBRASKA)
SS:

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 20 day of Normann, 1986, by Richard L. Lieb and Carolyn M. Lieb, husband and wife.

SHERRI TOOHEY
GENERAL NOTARIAL
SHEAT
STATE OF NEBRASKA
COMMISSION EXPIRES
OCTOBER 7, 1998

Sheri Joohey Notary Public

Hartland Homes, Inc.

Lot 1, Block 5, Buckingham South 2nd Addition, Lincoln, Lancaster County, Nebraska

By: Mean Hand

STATE OF NEBRASKA

ss:

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this day of <u>Nournboo</u>, 1986, by Duane L. Hartman, President of Hartland Homes, Inc., a Nebraska corporation, on behalf of the corporation.

GENERAL NOTARY-State of Nebraska
SHEILA R. OMAN
My Comm. Exp. Oct. 25, 1989

为当人公

Charles K. Kassebaum and Sharon L. Toohey

Lot 2, Block 5, Buckingham South 2nd Addition, Lincoln, Lancaster County, Nebraska

Charles K Kosselmum)

STATE OF NEBRASKA

...

COUNTY OF LANCASTER

Notary Public

A GENERAL MOTARY-State of Nebraska
D. C. PIERSON

MOTORIE 40 Form. Evo. Nov. 18, 1890

Frank C. Steinmann and Joan M. Steinmann

Lot 3, Block 5, Buckingham South 2nd Addition, Lincoln, Lancaster County, Nebraska

STATE OF NEBRASKA

88:

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this day of NECEMBER, 1986, by Frank C. Steinmann and Joan M. Steinmann, husband and wife.

GENERAL MOTARY-State of Hebrash D. G. PIERRON SERCE My Comm. Exp. Hov. 19, 1800

25/20

Max B. Smith and Lela M. Smith Lot 4, Block 5, Buckingham South 2nd Addition, Lincoln, Lancaster County, Nebraska

STATE OF NEBRASKA

ss:

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this day of December, 1986, by Max B. Smith and Lela M. Smith, husband and wife.

GENERAL NOTARY-State of Newsasta D. C. PIERISON My Comm. Eq. Nov. 10, 1000

Notary Public

Walter **D.** Basel and Nancy E. Basel

Lot 5, Block 5, Buckingham South 2nd Addition, Lincoln, Lancaster County, Nebraska

Walter D. Basel

STATE OF NEBRASKA

ss:

•

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this day of _______, 198%, by Walter B. Basel and Nancy E. Basel, Musband and wife.

SHERRI TOOMEY

SEAL NOTARIAL SEAL STEAL STEAL STEAL STEAL STATE OF NEBRASKA OBBINISSION EXPIRES

OCTOBER 7, 1988

Lot 6, Block 5, Buckingham South 2nd Addition, Lincoln, Mary Elin Alwin Lancaster County, Nebraska STATE OF NEBRASKA ss: COUNTY OF LANCASTER) The foregoing instrument was acknowledged before me day of _______, 1986, by Mary Elin Alwarm NOTAN EMERAL HOTARY-State of Hebraska D. C. PIERBON Comm. Exp. Nov. 18, 1990 Notary Public Lot 7, Block 5, Buckingham South 2nd Addition, Lincoln, Mark T. Headrick and Sandra A./Head/rick Lancaster County, Nebraska Herdrick STATE OF NEBRASKA ss: COUNTY OF LANCASTER) The foregoing instrument was acknowledged before me this day of Deumley, 1986, by Mark T. Headrick and Sandra A. Headrick, husband and wife. SHERRI TOOHEY GENERAL NOTARIAL SIE:AL, STATE OF NEBRASKA Notary Public евяния ногакіныро OCTOBER 7, 1988 Lot 8, Block 5, Buckingham South 2nd Addition, Lincoln, Alan L. Johnson Lancaster County, Nebraska STATE OF NEERASKA SS:

SHERRI TOOHEY 1986, by Alan & Johnson.

Notary Public

The foregoing instrument was acknowledged before me this

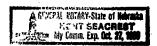
COUNTY OF LANCASTER)

OCTOBER 7, 1888

SHERRI TOOHEY
GENERAL NOTATIAL
SEAL
STATE OF MERRASKA

Lot 9, Block 5, Buckingham South 2nd Addition, Lincoln, Hartland Homes, Inc. Lancaster County, Nebraska STATE OF NEBRASKA ss: COUNTY OF LANCASTER) The foregoing instrument was acknowledged before me this day of 1000/1000, 1986, by Duane L. Hartman, President of Hartland Homes, Inc., a Nebraska corporation, on behalf of the corporation. GENERAL NOTARY-State of Nebraska SHEILA R. OMAN My Comm. Exp. Oct. 25, 1989 Donald N. Northcott, Jr. Lot 10, Block 5, Buckingham South 2nd Addition, Lincoln, Lancaster County, Nebraska STATE OF NEBRASKA ss: COUNTY OF LANCASTER) The foregoing instrument was acknowledged before me this day of DECEMBER _, 1986, by Donald N. SEMERAL MOTARY-State of Mebraska Notary Public Lot 12, Block 5, Buckingham South 2nd Addition, Lincoln, Jon C. Atkinson and Lanoma A. Atkinson Lancaster County, Nebraska STATE OF NEBRASKA ss: COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this day of february, 1988, by Jon C. Atkinson and lanoma A. Atkinson, husband and wife.



GENERAL KOTARY-State of Hebraska Aly Cernar, Exp. Oct. 27, 1989

Thomas Michael Kort and Diane Lynk Kort

Lot 13, Block 5, Buckingham 2nd South Addition, Lincoln, Lancaster County, Nebraska

STATE OF NEBRASKA

ss:

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this day of ________, 1984, by Thomas Michael Kort and Diane Lynn Kort husband and wife.

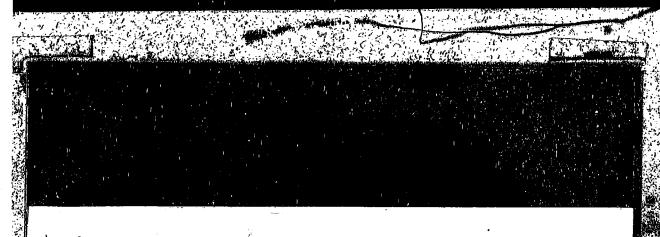
SHERRI TOOHEY SENERAL NOTARIAL
STATE OF NEBRASKA
COMMISSION EXPIRES

(D36:27)

OCTOBER 7, 1988

Approved as to Form and Legality:

Attorney



75,50

EXHIBIT "A"

A tract of land located in Lot 1, Block 1, Buckingham South 2nd Addition, in the NE% of Section 17, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of Lot 14, Block 1, Buckingham South Addition; thence in a Westerly direction along the South line of Block 1 on a bearing of N77°55'56"W a distance of 134.21 feet to the point of beginning; thence Northerly on a bearing of N0°42'09"E a distance of 24.72 feet to the point of curvature of a 171.47 feet radius curve to the left having a central angle of 15°06'00" and a tangent of 22.23 feet a distance of 45.19 feet (chord distance of 45.06 feet) to the point of curvature of a 70.33 feet radius curve to the right having a central angle of 37°43'29" and a tangent of 24.03 feet a distance of 46.31 feet (chord distance of 45.47 feet); thence Westerly along the North line of Lot 1, Block 1, on a bearing of N77°48'28"W a distance of 20.07 feet to the point of curvature of a 90.33 feet radius curve to the left having a central angle of 36°16'06" and a tangent of 29.58 feet a distance of 57.18 feet (chord distance of 56.23 feet) to the point of curvature of a 151.47 feet radius curve to the right having a central angle of 14°44'31" and a tangent of 19.59 feet a distance of 38.97 feet (chord distance of 38.86 feet); thence Southerly on a bearing of S0°42'09"W a distance of 20.05 feet to a point on the South line of Lot 1, Block 1, thence Easterly along the South line of Lot 1 on a bearing of S77°55'56"E a distance of 20.40 feet to the point of beginning, and containing a calculated area of 0.053 acres more or less, AND

A tract of land located in Buckingham South 1st and 2nd Additions, in the NE% of Section 17, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of Lot 1, Block 2, Buckingham South 1st Addition; thence in a Westerly direction along the North line of Lot 1, Block 2, on a bearing of N77°55'56"W a distance of 122.15 feet to the point of beginning; thence Southerly on a bearing of S0°42'09"W a distance of 20.51 feet; thence on a bearing of S11°46'48"W a distance of 229.60 feet to the point of curvature of a 538.04 feet radius curve to the left having a central angle of 26°27'01" and a tangent of 126.45 feet a distance of 248.38 feet (chord distance of 246.18 feet); thence on a bearing of S18°00'22"E a distance of 58.67 feet; thence on a bearing of S5°01'52"W a distance of 22.74 feet; thence on a bearing of S5°024'11"W a distance of 12.93 feet to a point on the line between Lots 12 and 13, Block 5, Buckingham South 2nd Addition; thence Northerly on a bearing of N5°01'52"E a distance of 10.83 feet; thence on a bearing of N5°01'52"E a distance of 18.29 feet; thence on a bearing of N18°00'22"W a

distance of 58.87 feet to a point of curvature of a 558.04 feet radius curve to the right having a central angle of 26°30'01" and a tangent of 131.40 feet a distance of 258.10 feet (chord distance of 255.81 feet); thence on a bearing of N11°46'48"E a distance of 228.14 feet; thence on a bearing of N0°42'09"E a distance of 22.59 feet to a point on the North line of Lot 1, Block 5, Buckingham South 2nd Addition; thence Easterly along the North line of Lot 1, Block 5, on a bearing of S77°55'56"E a distance of 20.40 feet to the point of beginning, containing a calculated area of 0.269 acres more or less.

(D46:23)

INDEXED 35 11 EANCASTER COUNTY NEED.

MICRO-FILED 34 REGISTER OF DEEDS

1987 JUL 30 AH 9: 44

FEED FROM SET 25650

1987 NO: 87 25650

ANDierson Ackerman 530 8013 # 18 68508