

RESTRICTIVE COVENANTS

These covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate: to-wit:

That part of NE1/4 of Section 24, Township 14, North Range 11, East of the 6th P.M., in Sarpy County, Nebraska, lying North and West of Interstate Highway No. 80, in Sarpy County, Nebraska, platted as Lots 1-12, inclusive, I-80 Industrial Park.

If the present or future owners of any of said lots, or their grantees, heirs, or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

1. Construction on said lots to be in conformance with the County of Sarpy zoning rules and regulations.

2. No noxious or offensive trade activity shall be carried upon any lot that would tend to be an annoyance or nuisance to the other lots or neighboring subdivisions.

3. All weeds and grass shall be kept cut to a maximum height of eight (8) inches.

4. All lots shall be kept free of trash and excess debris.

5. No owner of any lot shall allow flashing bright lights at night or otherwise that would tend to effect neighboring residential subdivisions.

6. Lot owners shall landscape the street yard side of their lot and any visible side yard side with vegetation.

7. No owner shall allow dust, fumes, or noxious odors to become a nuisance.

8. No lot owner shall allow excessive loud noise so as to be offensive to neighboring subdivisions and/or adjoining lot owners.

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9. Colors to building structure shall be earthtone, and no bright colors of structure of an eye-catching nature shall be permitted.

10. No "pole type" sheds shall be permitted.

11. Buildings of steel construction shall have brick or stone masonry fronts and partial sides.

12. Construction plans are required to be approved by DONALD E. KROEGER and BARBARA H. KROEGER, with exterior design included.

IN WITNESS WHEREOF, the undersigned being the owner of all of the real estate causes these presents to be duly executed this 21st day of October, 1993.

Donald E. Kroeger
DONALD E. KROEGER

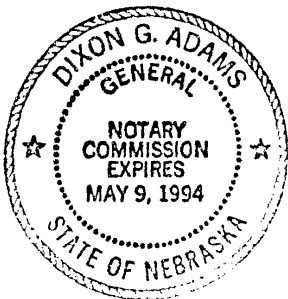
Barbara H. Kroeger
BARBARA H. KROEGER

ATTEST
[Signature]

STATE OF NEBRASKA)
) SS:
COUNTY OF SARPY)

On the day and year last above written before me, the undersigned, a Notary Public in and for said county, personally came DONALD E. KROEGER and BARBARA H. KROEGER, Husband and Wife, to me personally known to be the identical persons whose names are affixed to the above Restrictive Covenants, and they acknowledge the execution of the same to be their voluntary act and deed for the purpose therein expressed.

[Signature]
NOTARY PUBLIC



FIELD SALES GENERAL INSTRUMENTS
93-026648

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Verify	<i>[Initials]</i>
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Fee \$	110 ⁰⁰