

## DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION MADE THIS 23RD DAY OF JUNE, 1992, BY RICHARD W. JENNEY AND SHIRLEY M. JENNEY REFERRED TO AS OWNERS OF EASY VIEW ADDITION, A SUBDIVISION, IN SARPY COUNTY, NEBRASKA, AS SURVEYED, PLATTED, AND RECORDED, BE CONVEYED AND USED UNDER AND SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.

WHERE AS THE OWNERS AND OCCUPANTS OF SAID SUBDIVISION DESIRE TO PROVIDE FOR THE PRESERVATION OF THE VALUES AND AMENITIES, AND FOR THE BENEFIT OF SAID PROPERTY AND EACH OWNER THEREOF.

NOW, THEREFOR THE OWNERS OF SAID EASY VIEW ADDITION DECLARE THAT THE ACREAGE OR PLATS OF THE PRESENT OR FUTURE OWNERS, USERS OR OCCUPANTS OF SAID SUBDIVISION 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 SUBDIVISION TO PROSECUTE AND PROCEEDINGS AT LAW OR EQUITY AGAINST THE PERSON OR PERSONS, VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, AND EITHER TO PREVENT THEM FROM DOING SO OR TO RECOVER DAMAGES OR OTHER DUES FROM SUCH VIOLATIONS.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING TO ALL PRESENT AND FUTURE OWNERS.

CONSTRUCTION ON OR IMPROVEMENTS SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. DWELLINGS OR OUT BULIDINGS SHALL BE BUILT NO CLOSER THAN 70 FEET TO THE EASEMENT ROAD.
2. THE GROUND FLOOR AREA OF EACH RANCH TYPE OR SINGLE LEVEL DWELLING SHALL CONTAIN NOT LESS THAN 1600 SQUARE FEET OF LIVING SPACE.
3. TWO LEVEL DWELLINGS SHALL CONTAIN NOT LESS THAN 2200 SQUARE FEET OF LIVING SPACE.
4. NO EXCESS OR UNUSED BUILDING MATERIALS SHALL BE KEPT, STORED, OR MAINTAINED IN A LOCATION WITHIN PUBLIC VIEW.
5. NO JUNK, RUBBISH, WASTE MATERIAL OR OTHER REFUSE WILL BE ABANDONED , STORED, OR MAINTAINED ON SAID SUBDIVISION.
6. NO AUTOMOBILES, TRUCKS, MOTORCYLCES, OR OTHER VEHICLES SHALL BE RE-PAIRED, DISMANTLED, OR STORED EXCEPT IN AN ENCLOSED STRUCTURE.
7. ALL INTERIOR AND EXTERIOR FENCES SHALL BE CONSTRUCTED OF QUALITY MATERIALS IN A WORKMAN LIKE MANNER.
8. NO INTERIOR OR EXTERIOR FENCES SHALL BE CONSTRUCTED OF BARBED WIRE OR STEEL FENCE PARTS. ALL INTERIOR FENCES SHALL BE A MINIMUM OF 4 FEET HIGH. ALL FENCING MUST BE KEPT IN GOOD CONDITION AND NOT ALLOWED TO DETERIORATE OR LOOK SHABBY.
9. ANY AREAS WHERE LIVESTOCK IS MAINTAINED OR KEPT, SHALL BE MAINTAINED AT ALL TIMES IN A NEAT, CLEAN, AND ORDERLY MANNER.

*Lots 1 thru 5, Easy View Addition*  
92-13172

