

51-663

PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS

TO WHOM IT MAY CONCERN:

The undersigned, ECHO HILLS, INC., a Nebraska corporation, owner of Lots 70 through 145, inclusive, in Echo Hills, a subdivision in Sarpy County, Nebraska, does hereby state, publish and declare that all of said lots are and shall be owned and held under and subject to the covenants, conditions and restrictions set forth below:

1. The covenants, conditions and restrictions are to run with the land and shall be binding upon all owners, present and future, until January 1, 2004, at which time said covenants shall be automatically extended for a successive period of ten (10) years, unless by vote of the majority of the then owners of said lots, it is agreed to change said covenants in whole or in part.

2. If the owners of any lot, or their heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any owner of any lot to bring any legal proceeding against such person violating or attempting to violate such covenants either to prevent him or them from so doing or to recover damages or other compensation due for such violation; but this instrument shall not be construed as placing any liability or obligation for its enforcement upon the undersigned. Invalidity of any one of the covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

3. All lots shall be used for residential, recreational, church, school, or park purposes. Model homes constructed by the undersigned developer, its agents and assigns, for the purpose of displaying and selling homes will not in any way be a violation of these covenants.

4. That no noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

5. No trailer, basement, tent, shack, garage, barn or any structure of any kind or character erected on said real estate shall at any time be used as a residence, temporarily or permanently. No dwelling constructed in another area or addition may be moved onto or permitted to remain on any lot in this subdivision.

6. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair, replace and renew buried or underground cables, conduits, poles with the necessary supports, sustaining wires, cross-arms, guys and anchors and other instrumentalities and to extend thereon wires for the carrying and transmission of electric current for light, heat and power for

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PAGE 663 Carl L. Hillier

REGISTER OF DEEDS, SARPY COUNTY, NEB.

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all telephone and telegraph and message service over, under, through and upon a five (5) foot strip of land adjoining the rear and side boundary lines of said lots in said subdivision; said license being granted for the use and benefit of all present and future owners of lots in said subdivision; provided, however, that said side lot line easement is granted upon the specific condition that if both of said utility companies fail to construct cables, conduits or poles along any of said side lot lines within thirty-six (36) months of date hereof, or if any pole or wires are constructed but are thereafter removed without replacement within sixty (60) days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easementways. All telephone entrances to residences or other principal structures on any of said lots shall be underground and the owner of each lot shall provide or have constructed at his cost the underground entrance to the residence which shall meet the following specifications: A 1/2-inch standard, galvanized electrical conduit shall be put through the rear outside wall in the middle of each structure. This conduit shall extend 24 inches below the final rear grade line and extend flush into the basement area, and shall be mechanically attached to the building. No permanent building, trees, retaining walls or loose rock walls shall be placed in the said easementways, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein.

7. Portland concrete public sidewalks four (4) feet side by four (4) inches thick, shall be constructed in front of each built-upon lot and along the street side of each built-upon corner lot. The sidewalk shall be placed three (3) feet six (6) inches back of the street curb line and shall be constructed by the then owner of the lot at the time of completion of the main structure and before occupancy or use thereof. In lieu of the installation of said sidewalk, because of weather, an escrow deposited with mortgagee or the undersigned, or any other qualified escrow agent will be considered acceptable. No sidewalks need be built on sideyards of Lot

8. Dwellings shall be restricted to the following finished living square foot area, exclusive of garages, breezeways and porches:

(a) The foundation walls must enclose an outside ground area of lot less than 800 square feet in a one-story home;

(b) The foundation walls must enclose an outside ground area of not less than 750 square feet in a bi-level, tri-level, split-level, split-entry or 1½-story or higher home;

(c) The minimum setbacks for a residential structure shall be in compliance with the Zoning Ordinances of Sarpy County, Nebraska, applicable to said lots. The side and front yard limitations shall automatically be amended and changed in the event the City of Omaha, or any of its regulatory boards, shall determine and permit a lesser area or distance.

9. Motor vehicles of every type parked anywhere in the subdivision out in the open must be in operating condition; otherwise, said cars at the request or action of any landowner may be towed away at the expense of the car's owner. Motor vehicles must be parked in garages, or concrete slabs or driveways, and all repair work must be done indoors. All boats, trailers, and campers, self-propelled or otherwise, of every kind and description, must be parked or stored indoors so as not to be visible from the outside.

10. No fences shall be permitted to be erected or maintained in front of the main residential structure.

11. No outside radio, television, ham broadcasting, or any other electronic antenna or aerial shall be erected or placed on any structure or on any lot, except such model homes used by the undersigned developer, its agents or assigns, for display and selling of homes in the subdivision.

12. In no event will any construction begin or any structure be erected or permitted to remain on any lot until the plans and specifications, plot plan and lot grading plan have been first submitted to and have received the written approval of the undersigned as to the exterior design, use of exterior materials, exterior colors, lot grading and placement of structures on the lot. No sign or billboard of any kind or size shall be erected, placed or permitted to remain on any lot until the undersigned has given its written approval therefor, except only "For Sale" signs not exceeding four (4) square feet in area will be permitted. The above restrictions as to signs does not apply to same erected by the undersigned developer, its agents and assigns, all in connection with the sale of property in the subdivision.

13. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats or other household pets, provided that they are not kept, bred or maintained for any commercial purpose.

Dated this 18th day of September, 1978.



ECHO HILLS, INC.

By

Donald G. Sudbeck
Donald G. Sudbeck, President

Louis A. Seminara
Louis A. Seminara, Secretary

STATE OF NEBRASKA)
: ss.
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified for said county, personally came DONALD J. SUDECK, President of Echo Hills, Inc., a corporation, known to me to be the President and identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation, and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on this 18th day of September, 1978.



Jack Johnson
Notary Public

My commission expires:

10-23-78