

## COVENANTS FOR GREEN MEADOWS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS THAT:

Don E. Peterson and Marjorie J. Peterson, being the fee owners of all of the property in Green Meadows Subdivision of the West Half of the Northwest Quarter of Section 33, Township 17 North, Range 9 East of the 6th P.M., Dodge County, Nebraska, as platted in Book C, Page 398, in the Miscellaneous Records of the office of the Register of Deeds of Dodge County, Nebraska, do hereby make the following declarations as to limitation, restrictions and uses to which the lots constituting said subdivision may be put, hereby specifying that the said declarations shall constitute covenants to run with all of the said lots, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said subdivision, this declaration of restrictions being designed for the purpose of keeping said subdivision desirable, uniform and suitable in use as herein specified, such restrictions to be and remain in effect for a period of twenty years from the date hereof, and to continue in effect for succeeding periods of twenty years each unless thereafter removed by force of law or modified or removed by agreement of the then owners of a 60% in interest of the lots in said subdivision, such declarations being as follows:

1. Only a single family dwelling shall be constructed, placed or used on any single lot.
2. One closure wall of any detached building or structure shall be erected, and no detached structure shall be placed, closer than 10 feet to the side line of any lot nor closer than 100 feet from the front line of any lot.
3. No lot shall be occupied for any purpose other than residential.
4. No trailer, mobile home, tent, shack, garage or other out building erected or placed upon any lot shall at any time be used as a residence, whether temporarily or permanently nor shall any structure of a temporary character be used as a residence.
5. No nuisance, or offensive, noisy, or illegal practice shall be done, suffered or permitted upon any lot nor shall any part of the subdivision be used or occupied injuriously to affect the use, occupation or value of the adjoining or adjacent premises for residence purposes nor shall any swine, goat, chicken, fowl, or any other animal, except dogs or cats kept as pets, be kept or maintained on said lots or any portion thereof. The presence of junk cars, trash, garbage, or other litter or offensive material on any lot shall be deemed nonexclusively to be a violation of this paragraph.
6. Horses may be kept upon any lot providing they are not kept in such a manner so as to injuriously affect the use, occupation or value of any of the adjoining or adjacent properties



