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FILED

96 OCT -4 PM 1:50

STATE OF NEBRASKA COUNTY OF WASHINGTON) SS 3714  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 4th DAY OF October A.D. 19 96  
AT 1:50 O'CLOCK P M. AND RECORDED IN BOOK  
358 AT PAGE 463-466  
COUNTY CLERK Charlotte A. Petersen  
DEPUTY Karen Madson

Recorded \_\_\_\_\_  
General \_\_\_\_\_  
Municipal \_\_\_\_\_  
Probate \_\_\_\_\_

CHARLOTTE A. PETERSEN  
WASHINGTON COUNTY CLERK  
DEAR, NEBR

CD10556  
B20.50

PROTECTIVE COVENANTS

The undersigned, being all of the owners of the real property legally described as the South 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 20, Township 18 North, Range 12 East of the Sixth P.M., in Washington County, Nebraska (the "Property"), hereby adopt the following Protective Covenants:

A. The Property shall be used only for single family, residential purposes. All accessory buildings shall be of wood, decorative masonry, or metal construction (excluding quonset huts and non-factory designed and built metal buildings which are prohibited on the Property) ~~and shall be set back a minimum of ten (10) feet from the front of the residence~~ and shall conform to good architectural design, and be harmonious and compatible with neighboring properties.

B. Subject to the other provisions hereof, no obnoxious or offensive trade or activity shall be carried on upon the Property, nor shall anything to be done thereon which may be or become an annoyance or nuisance to any of the Property owners' neighboring properties or landowners.

C. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on the Property shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence until the entire building is substantially completed and the exterior fully completed. Upon the commencement of construction of any residence or building, the residence or building must be completed within twelve (12) months thereafter.

D. The minimum dwelling size on the Property shall be as follows:

1. For a ranch style (one level) or split entry home, the ground floor (or main level) shall contain not less than 1,400 square feet of finished living area.
2. For a one and one-half (1½) story or two (2) story home, the ground floor (first floor) shall contain not less than 900 square feet of finished living area, and the total finished living area for the first and second floors shall contain not less than 1,600 square feet.
3. Home exteriors may be painted or colored only in earth tone colors.

OMAILA-22026.1

CLASSIC TITLE COMPANY  
11920 BURT STREET, SUITE 170  
OMAHA, NE 68154-1598  
(402) 496-1941

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4. Outdoor garbage and trash containers are prohibited unless screened from view of other properties with a privacy fence.

The computation of living area shall be exclusive of porches, breezeways, and garages. The maximum height for any building shall be two (2) stories above grade, excluding a walk-out basement, and all residences shall be built with a garage for not less than two (2) cars.

E. The Property may never be split, subdivided, conveyed or otherwise transferred or owned in more than two(2) parcels, whether or not such subdivision or other conveyance may comply with city or county subdivision ordinances then in effect.

F. Recreation-type vehicles, trailers, campers, boats, trucks, tractors, equipment, or machinery must be parked or stored in a building or in a manner as not to be visible from neighboring lots and other properties.

G. Any and all animals or livestock maintained on the Property shall be kept in accordance with requirements of Nebraska law and ordinances of Washington County, Nebraska. All structures used for the housing or maintenance of animals or livestock, and any areas where animals or livestock are maintained or kept shall be maintained at all times in a neat, clean, and orderly manner by the owner of the Property. The maintenance of swine of any type shall not be permitted on the Property. Birds, poultry, cats, or dogs may be kept, provided that they are not raised, bred, or maintained for any commercial purpose. Horses, cattle and other domesticated animals may be kept provided that the total of such animals not exceed more than eight of such animals for the Property, or four per lot if the Property is subdivided in two lots as provided in Section E above.

H. No building or residence shall be located on the Property nearer than seventy-five (75) feet from the front property line or seventy-five (75) feet from the closest edge of the roadways, whichever is farthest. No residence or building shall be located nearer than seventy-five (75) feet to a side or rear property line.

I. The following prohibitions shall be observed:

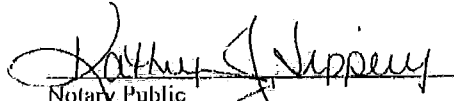
1. No dwelling constructed in another location shall be moved to the Property.
2. The assembly, disassembly, or general service work on any car, truck, equipment, or other machinery shall be prohibited on the Property, except in an enclosed garage or building.
3. No signs or billboards of any type or nature whatsoever shall be placed on or constructed or erected on the Property, except that "Private Road", "No Trespassing" and "For Sale" signs may be placed on the Property.



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STATE OF NEBRASKA )  
                          ) SS.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 30 day of September, 1996,  
by Kelly S. Mick.

  
Notary Public

My Commission Expires:

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