

DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by HAL GROVE, INC. hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property, which is more particularly described as:

Lots 31 through 48, inclusive, and Outlot A in The Hilltop of Oak Hills Highlands, a subdivision in Douglas County, Nebraska.

NOW, THEREFORE, Declarant hereby reserves and grants to any future grantees of Declarant and to all present and future owners of said Lots 31 through 48 a perpetual vehicular easement over those portions of said Lots 34 and 35 as described on Exhibits "C" and "D" attached hereto; and Declarant hereby reserves and grants to the present and future owners of said Lots 31 through 36 a perpetual pedestrian easement over and upon the following property: The Northerly 5 feet in width of Lots 36 and 46 in said Subdivision, for the purpose of providing pedestrian access to Lot 47 in said Subdivision.

And Declarant hereby reserves and grants to any future grantees of Declarant and to all present and future owners of said Lots 31 through 48 a perpetual easement for construction, repair, maintenance and use of sanitary sewers and manholes over, on and under: the rear or Easterly 10 feet of Lot 35; a 10-foot-wide strip, the centerline of which is the dividing line between Lots 34 and 35; the front or Westerly 5 feet of Lots 31 through 34 and all of Lots 47 and 48.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to The Hilltop Association, Inc., a Nebraska non-profit corporation.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the

owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

Lots 47 (except those parts described on Exhibits A and B attached) and all of Lot 48 in The Hilltop of Oak Hills Highlands, a subdivision in Douglas County, Nebraska. Lot 47 (except those parts described on Exhibits A and B attached) shall be developed for a swim pool and other recreational uses and Lot 48 shall be maintained as a roadway to provide a perpetual, non-exclusive means of vehicular and pedestrian access to Lots 31 through 47 and Outlot A in said subdivision, and also to Lots 26 through 29, inclusive, in said subdivision (which latter lots have been annexed to the "properties" described in the Declaration of Covenants, recorded in Miscellaneous Book 559, Page 455 in the Register of Deeds of said County.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to HAL GROVE, INC., its successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

## ARTICLE II

### PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

**Section 3. Use Restrictions.** All lots shall be used only for private dwelling purposes. Household pets within the Properties and Common Area will be subject to regulation, restriction, exclusion and special assessment as may be determined by the Association from time to time. All garage doors must remain closed at all times except when cars are entering or exiting the garage space. No garbage cans or trash receptacles are to be permitted outside unless fully screened from view in a manner approved in writing by the Association. Private barbecue grills may not be used in the common areas, and outside use or storage of barbecue grills will be subject to regulation, restriction or exclusion by the Association. Automobile parking will be subject to regulation and restriction by the Association. Outdoor parking of boats or recreational vehicles and erection of outdoor radio or TV antennas are prohibited.

**Section 4. Easements and Licenses.** The Association and its agents, contractors and designees shall have an easement and license to enter any dwelling or structure on any lot at all times necessary in order to accomplish changes, replacements or repairs to plumbing, sewers, gas lines, water lines, telephone lines, electrical lines, meters, vents and other appliances or utilities in order to maintain service to or prevent injury or damage to any persons or dwellings or property located within the Properties or the Common Area above described. The Association and the Declarant reserve the right to grant such further easements and licenses under, upon or over said lots as may be necessary or required by utilities furnishing gas, water, telephone, electrical and television or other utility services to said Properties or the Common Area above described.

### ARTICLE III

#### MEMBERSHIP AND VOTING RIGHTS

**Section 1.** Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.

**Section 2.** The Association shall have two classes of voting membership:

**Class A.** Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

**Class B.** The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) on December 31, 1982.

## ARTICLE IV

## COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each lot owned within the Properties, hereby covenants, and each Owner of any lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. All subsequent purchasers shall take title subject to said lien and shall be bound to inquire of the Association as to the amount of any unpaid assessments. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement, maintenance and insurance of the Common Area, and limited exterior maintenance upon each lot.

Section 3. Exterior Maintenance. In addition to maintenance upon the Common Area, the Association shall provide limited exterior maintenance upon each lot which is subject to assessment hereunder, as follows: mowing, fertilizing, watering and planting of trees, shrubs and grass and snow removal on walks and drives.

In the event that the need for maintenance or repair is caused through the willful or negligent act of the Owner, his family, or guests, or invitees, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such lot is subject, and such added assessment shall not be subject to the maximum assessment limitations herein contained.

Section 4. Payment of Assessments. The annual assessments shall be payable in twelve equal, monthly installments one month in advance on or before the first day of each month; provided however that the Directors may establish a different method of payment upon notice to the owners. Special assessments shall be payable in the manner, amounts and times specified by the Directors.

Section 5. Special Assessments for Capital Improvements.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 6. Notice and Quorum for Any Action Authorized Under Section 4

Written notice of any meeting called for the purpose of taking any action authorized under Section 4 shall be delivered either personally or by mail to all members not less than 10 days nor more than 50 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty per cent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 7. Rate of Assessment. The total annual and special assessments shall be levied at the rate of one-sixteenth (1/16) thereof against each lot; provided however that until January 1, 1980 the maximum annual amount that may be levied against any lot upon which there is no completed dwelling as of January 1st shall be \$60.00 per year and the remainder of the total assessment shall be levied equally against the built-upon lots. No assessment shall be levied against Outlot "A" in said subdivision. For assessment purposes, Lot 42 plus that part of Lot 47 described on Exhibit A shall be considered a single lot, and Lot 41 plus that part of Lot 47 described on Exhibit B shall be considered a single lot.

Section 8. Date of Commencement of Annual Assessments:

Due Dates. The annual assessments provided for herein shall commence as to all lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified lot have been paid.

Section 9. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 11 per cent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property in proceedings in the nature of a Mechanics Lien foreclosure. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his lot.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

#### ARTICLE V

##### ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior painting, resurfacing, addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, heights, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design, color and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

#### ARTICLE VI

##### GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by the owners of not less than ninety per cent (90%) of the lots, and thereafter by an instrument signed by the owners of not less than seventy-five per cent (75%) of the lots. Any amendment must be recorded.

Section 4. Annexation. Additional residential property and Common Area may be annexed to the Properties after December 31, 1977 by the execution and recording of an amendment to this Declaration by all owners of the land to be annexed and by the requisite number of owners of lots as provided in Section 3 of Article VI hereof. Said amendment shall alter Article IV, Section 7, hereof in order to adjust the rate of apportioning annual and special assessments to a basis reflecting the proportionate value of each lot without regard to the value of improvements erected thereon.

Section 5. Special Rights of Mortgagees. Any notice required to be given to an owner must be similarly given to all mortgagees of record covering said lots 31 through 46. In addition to the required consents by owners, it is also required that all such mortgagees of record execute written consents to the dedication, the assessments, the amendments and annexations referred to respectively in Article II Sec. 1(c), Article IV Sec. 5, and Article VI Secs. 3 and 4, above.

Section 6. Special Building Requirement. When each home is constructed, it shall include an exterior electric light or lights located as prescribed in the plans approved by the Association and equipped with a photo-electric cell which will turn on the light(s) during all periods of darkness. Each lot owner will maintain such light(s) in working condition at all times and with the wattage prescribed by the Association.

EXECUTED this 23rd day of May, 1977.

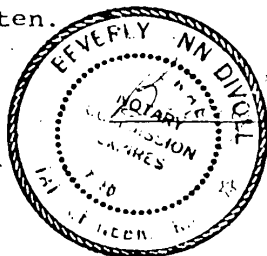
HAL GROVE, INC.

By: Harold E. Grove  
President



STATE OF NEBRASKA) On the date last-above written before me,  
)ss. undersigned, a Notary Public in and for said  
COUNTY OF DOUGLAS) County, personally came HAROLD E. GROVE,  
President of Hal Grove, Inc. (a corporation), to me personally  
known to be the President and the identical person whose name is  
affixed to the above conveyance, 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 the Corporate  
Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County on the date last-above written.



Carroll  
Notary Public

To The Office of  
**LOUIS E. LAMBERTY**  
County Surveyor and Engineer  
Douglas County

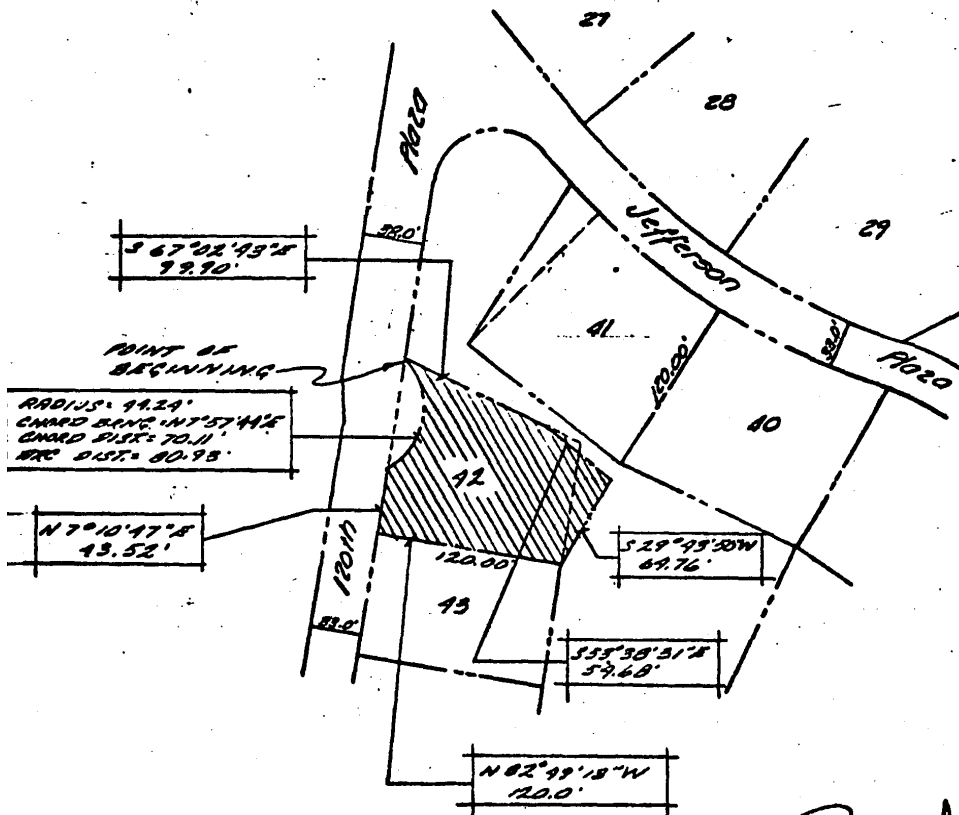
**LAND SURVEYOR'S CERTIFICATE**

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

LEGAL DESCRIPTION

That part of Lots 42 and 47, The Hilltop of Oak Hills Highlands, as surveyed, platted and recorded in Douglas County, Nebraska, all more particularly described as follows: Beginning at the most northerly corner of said Lot 42; thence S 67° 02' 43" E (assumed bearing) on the northeasterly line of said Lot 42, 99.90 feet; thence S 53° 38' 31" E, 54.68 feet; thence S 29° 43' 50" W, 64.76 feet to the most southerly corner of said Lot 42; thence N 82° 49' 13" W, 120.00 feet to the most westerly corner of said Lot 42; thence N 7° 10' 47" E on the northwesterly line of said Lot 42, 43.52 feet; thence northeasterly on a curve to the left (radius 44.24 feet, chord bearing N 7° 57' 44" E, chord distance 70.11 feet), an arc distance of 80.93 feet to the point of beginning.

Plat to scale showing tract surveyed with all pertinent points.



SCALE: 1"=100'

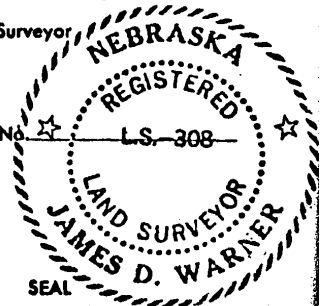
*James D. Warner*  
Signature of Land Surveyor

DATE RECEIVED: \_\_\_\_\_

Date MAY 18, 1977 Reg. No. LS-308

OFFICIAL ADDRESS: \_\_\_\_\_

BLDG. PERMIT NO. Exhibit "A"





To The Office of  
LOUIS E. LAMBERTY  
County Surveyor and Engineer  
Douglas County

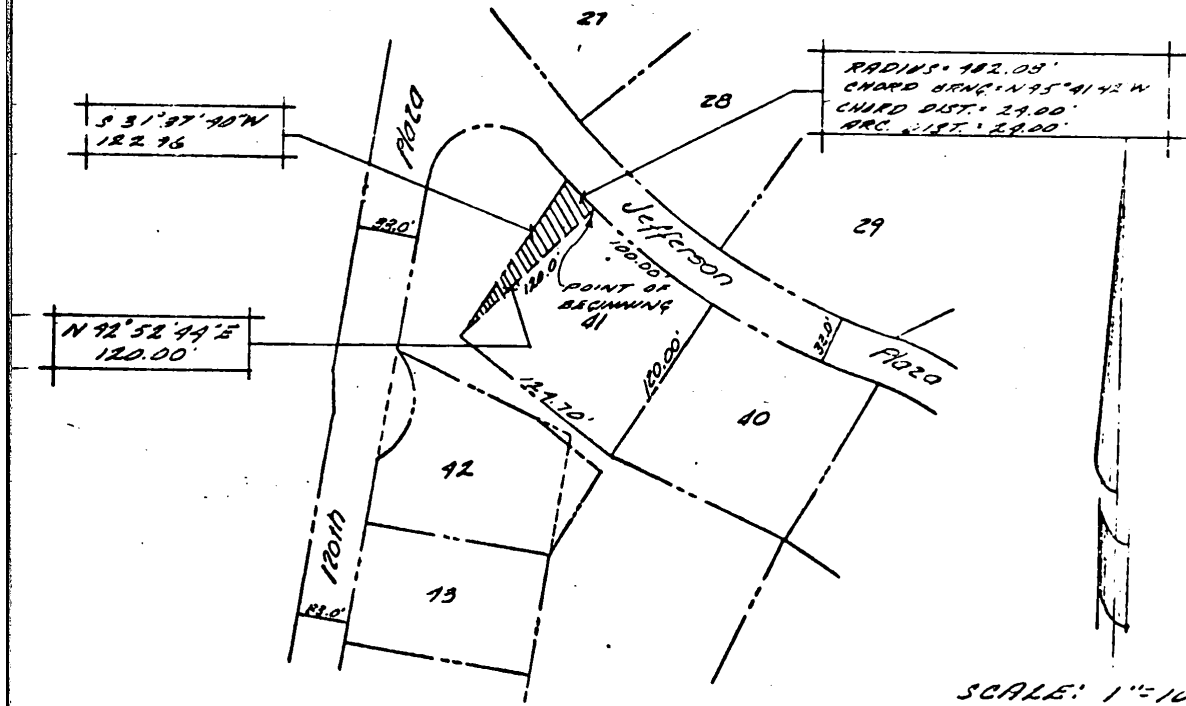
LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

LEGAL DESCRIPTION

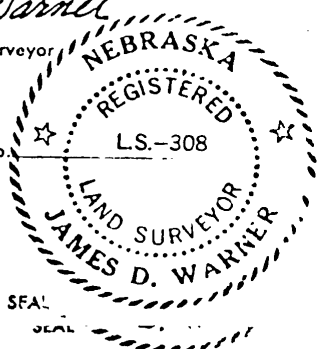
Lot 41, The Hilltop of Oak Hills Highlands, as surveyed, platted and recorded in Douglas County, Nebraska together with that part of Lot 47, said The Hilltop of Oak Hills Highlands, described as follows: Beginning at the most northerly corner of said Lot 41; thence northwesterly on the northerly line of said Lot 47, on a curve to the right (radius 482.08 feet, chord bearing N 45° 41' 42" W (assumed bearing) chord distance 24.00 feet), an arc distance of 24.00 feet; thence S 31° 37' 40" W, 122.96 feet to the most westerly corner of said Lot 41; thence N 42° 52' 44" E on the northwesterly line of said Lot 41, 120.00 feet to the point of beginning.

Plat to scale showing tract surveyed with all pertinent points.



SCALE: 1"=100'

James D. Warner  
Signature of Land Surveyor



DATE RECEIVED: \_\_\_\_\_

Date: MAY 18, 1977

Reg. No. \_\_\_\_\_

OFFICIAL ADDRESS: \_\_\_\_\_

BLOC. PERMIT NO. \_\_\_\_\_

BLOC. PERMIT NO. \_\_\_\_\_

Exhibit "B"

To The Office of  
**LOUIS E. LAMBERTY**  
County Surveyor and Engineer  
Douglas County

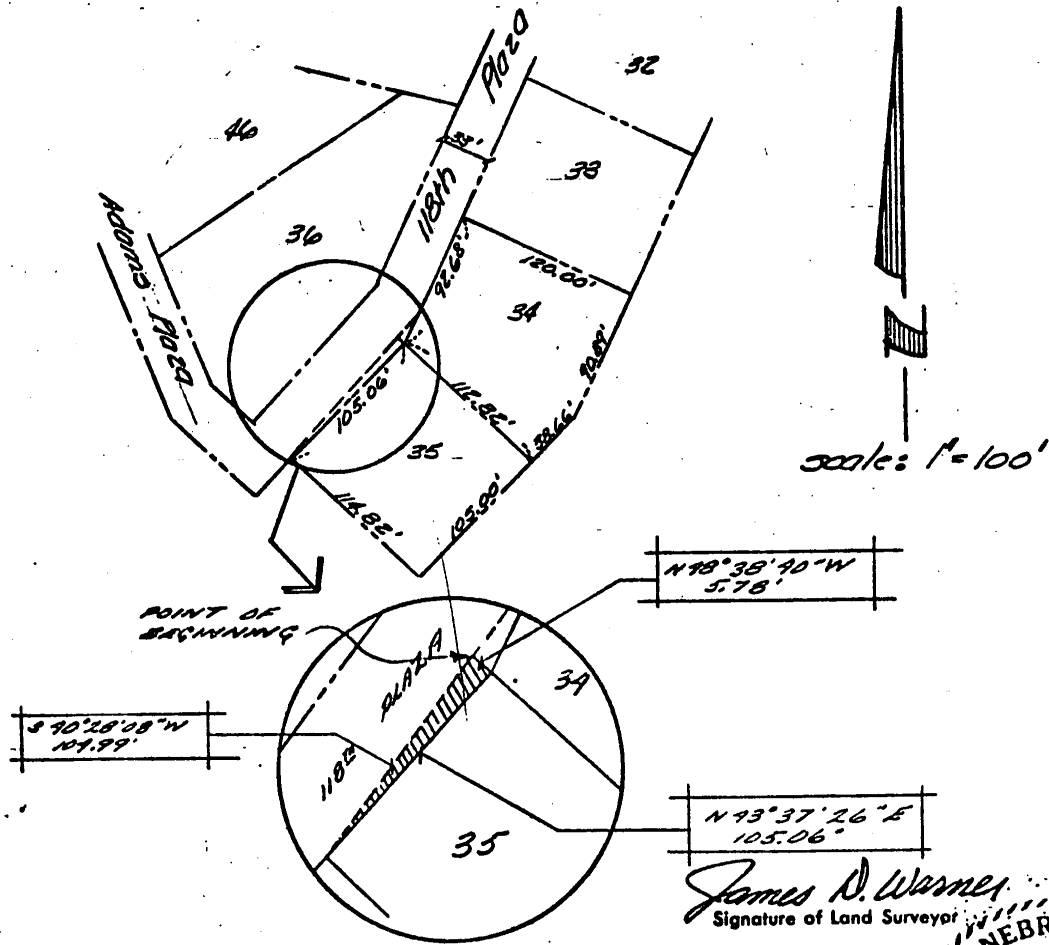
**LAND SURVEYOR'S CERTIFICATE**

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

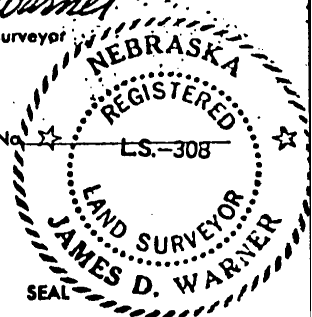
LEGAL DESCRIPTION

Lot 35, The Hilltop of Oak Hills Highlands, as surveyed, platted and recorded in Douglas County, Nebraska, except that part described as follows: Beginning at the most northerly corner of said Lot 35; thence S 40° 28' 08" W (assumed bearing) on the northwesterly line of said Lot 35, 104.99 feet to the most westerly corner of said Lot 35; thence N 43° 37' 26" E, 105.06 feet to a point on the northeasterly line of said Lot 35; thence N 48° 38' 40" W, 5.78 feet to the point of beginning.

Plat to scale showing tract surveyed with all pertinent points.



*James D. Warner*  
Signature of Land Surveyor



DATE RECEIVED: \_\_\_\_\_

Date: MAY 18, 1977

Reg. No. LS-308

OFFICIAL ADDRESS: Exhibit 'C'

BLDG. PERMIT NO.: \_\_\_\_\_

To The Office of  
LOUIS E. LAMBERTY  
County Surveyor and Engineer  
Douglas County

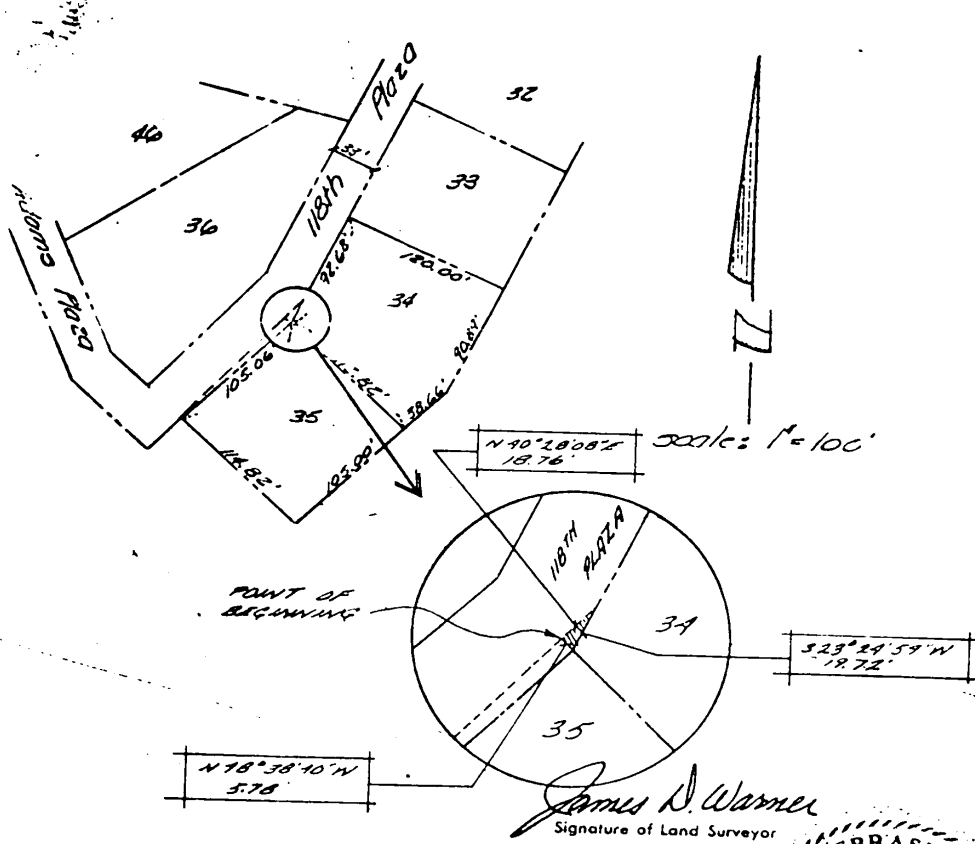
LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

LEGAL DESCRIPTION

Lot 34, The Hilltop of Oak Hills Highlands, as surveyed, platted and recorded in Douglas County, Nebraska, except that part described as follows: Beginning at the most westerly corner of said Lot 34; thence N 40° 28' 08" E (assumed bearing) on the northwesterly line of said Lot 34, 18.76 feet; thence S 23° 24' 59" W, 19.72 feet to a point on the southwesterly line of said Lot 34; thence N 48° 38' 40" W on the southwesterly line of said Lot 34, 5.78 feet to the point of beginning.

Plat to scale showing tract surveyed with all pertinent points.



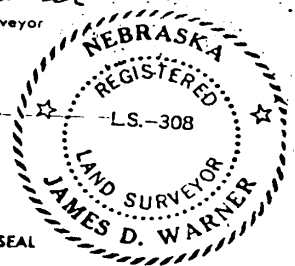
James D. Warner  
Signature of Land Surveyor

DATE RECEIVED: \_\_\_\_\_

Date MAY 18, 1977 Reg. No. \_\_\_\_\_

OFFICIAL ADDRESS: \_\_\_\_\_

BLDG. PERMIT NO.: Exhibit D



RECEIVED  
MAY 25 PM 2:29  
1977  
REG. LAND SURV. CLERK  
DOUGLAS COUNTY, NEBR.

*[Handwritten signature]*

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