

Have been Canceled

79-17

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NORTHRIDGE FARMS  
RESTRICTIVE COVENANTS

The undersigned, Southwoods, Inc., a Corporation hereby states, declares, and publishes that each and all of the lots in the property described as: The North one half of the Southeast Quarter of Section 2, Township 16 North, Range 12 East, of the 6th P.M. Douglas County, Nebraska, being Lots one (1) through fifteen (15), of Northridge Farms subdivision, are and shall be owned, used and conveyed under and subject to the following covenants, conditions, easements and restrictions, to wit:

(1) Before the commencement of any building, an application or form provided by the Developer, Southwoods, Inc., must be filled out and submitted with building plans and approved by an architectural control committee to be named by the Developer. Said Committee shall use reasonable criteria with respect to design, material, structure, and workmanship to determine approval.

(2) Each residential dwelling erected in the subdivision shall have a minimum of 1,200 square foot of living space on the ground floor, exclusive of any basement area, or any garage areas.

(3) Concerning all buildings other than residential dwellings, the following provisions are to be made and adhered to:

(a) Any buildings, other than the aforementioned residential, necessary for useful and enjoyable ranchette ownership shall be of good design, painted, and constructed with materials approved by the Architectural Control Committee. No express square footage of area is required for these buildings: however, they should exceed in size the classification of "outbuilding" and generally be kept clean, well-painted and in a good state of maintenance and repair.

(b) Upon failure to meet the conditions of repair and appearance, as outlined above, it shall be lawful for any other person or group of persons owning property in said development to clean up said property and charge all cost to the owner. All trash and garbage shall be contained and enclosed in metal or plastic containers.

(c) No building shall be erected on any lot nearer than <sup>100</sup>5' from the front property line, 20' from the side lot lines, and 35' from the back lot line.