

COVENANTS FOR PARKVIEW THIRD ADDITION

TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA

KNOW ALL MEN BY THESE PRESENTS THAT:

Don Peterson & Associates Real Estate Co., a corporation, and Leonard M. Golliglee and Ruth M. Golliglee, husband and wife, being the fee owners of all of the lots in Parkview Third Addition to the City of Fremont, Dodge County, Nebraska, as platted in Miscellaneous Book 12 at Page 83, in the office of the Register of Deeds for Dodge County, Nebraska, do hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting the addition may be put, hereby specifying that the declarations shall constitute covenants to run with all of the lots in said addition, and shall be binding on all grantees from the undersigned, and all persons claiming under them and for the benefit of and limitations upon all future owners in the addition, this declaration of restrictions being designed for the purpose of keeping said addition desirable, uniform and suitable in use as herein specified, and such restrictions remain to be and remain in effect until January 1, 2010, unless theretofore removed by force of law or modified or removed at any time and from time to time by agreement of the then owners of at least seventy-five percent of all of the lots within the addition, provided however that the application of these covenants to real estate in Parkview Third Addition owned by Leonard M. Golliglee and Ruth M. Golliglee on the date of execution of these covenants is postponed until the date on which the residence of Leonard M. Golliglee and Ruth M. Golliglee as now located upon their real estate in said addition, ceases to be used as a residence for them, the survivor of them, or their successors in interest. The undersigned do hereby further declare that these covenants shall be deemed effective and binding upon the recording of these covenants, and the declarations are as follows:

1. No structures, such as trailers, mobile units, double wides, basement houses, moved-in houses or garages or accessory buildings, shall be erected, placed or used on any lot in the addition for the purpose of temporary or permanent living quarters.
2. All structures, other than the garage portion of structures, shall have at least twenty-five percent of the front facing the street covered with either brick or stone construction.
3. For each single family dwelling there shall be an attached garage not less than 20 feet wide and 21 feet deep.
4. All structures, other than the garage portion of structures, shall have a minimum of 1150 square feet of floor space, excluding basement, in each single family dwelling.

If any owner or owners of any lot within the addition, or their survivor, grantees, heirs or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any interest in real estate within the addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, either by preventing him or them from so doing, or recovering damages for such violation.

INDEXED
GRANTOR
GRANTEE
RECORDED
COMPARED
PAGE

STATE OF NEBRASKA, DODGE COUNTY: ss:

Filed for record this 30 day of June 2008

at 11:07 A.M. recorded in Book 12

Page 83 Fee \$ 6.25

Chad M. Munn Register of Deeds

By _____ Deputy

Invalidation of any of the foregoing covenants by decree or judgment of any court shall not affect any of the other covenants herein mentioned, which shall remain in full force and effect.

Dated June 19, 1980.

DON PETERSON & ASSOCIATES REAL
ESTATE CO., A Corporation

By Bruce C. Gocken
President

Leonard M. Golliglee
Leonard M. Golliglee

Ruth M. Golliglee
Ruth M. Golliglee

STATE OF NEBRASKA)
COUNTY OF DODGE) ss

Acknowledged before me by Leonard M. Golliglee and Ruth M. Golliglee, husband and wife, as their voluntary act and deed,
June 19, 1980.

Jack R. Witt
Notary Public

Commission Expires:

Feb 27, 1981



STATE OF NEBRASKA)
COUNTY OF DODGE) ss

Acknowledged before me by Bruce C. Gocken, President of Don Peterson & Associates Real Estate Co., a Nebraska corporation, as the voluntary act and deed of the corporation and of the President thereof, this 19 day of June, 1980.

Jack R. Witt
Notary Public

Commission Expires:

Feb 27, 1981

