

53-446

RESTRICTIVE COVENANTS

The undersigned hereby declare that the following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following deescribed real estate until January 1, 2000:

Lots Two (2) through Sixty-Seven (67), and Lots Seventy (70) through One Hundred Nineteen (119), inclusive, all in PINE RIDGE, an Addition, as surveyed, platted and recorded in Sarpy County, Nebraska.

If the present or future owners of any of said lots shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

A. All lots shall be used only for single-family residence purposes or for park, library, or school purposes.

B. No noxious or offensive trade or activity shall be carried on upon any plot nor shall anything be done thereon which may be or become an annoyance, or nuisance to the neighborhood. All lots shall be kept free of trash and debris.

C. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on said real estate 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. No animals, horses or other livestock or poultry of any kind shall be raised or kept on said real estate, except that dogs, cats, or other household pets are permitted, provided they are not kept, bred, or maintained for any commercial purpose, and provided that they are kept confined to the lot of the owner and are not permitted to run loose in the addition. Dwellings constructed in another addition or location shall not be moved to any lot within this addition. No outside radio, television, or other electronic antenna or aerial shall be erected on any building lot without the written consent of the Architectural Committee. No posters or advertising signs of any kind (except residential "For Sale" signs, not exceeding 2 foot by 2 foot in size) shall be erected on any building plot. The above restriction as to signs does not apply to signs erected by the undersigned or its agents, in the development of the subdivision.

No fences shall be erected unless written approval therefore is obtained from the undersigned.

No building materials shall be placed on any lot until construction is started on the main residential structure.

D. No dwelling shall have garage space for less than one automobile. Automobiles parked out-of-doors within the subdivision or upon its streets must be in operating condition or else said cars may be towed away at the owner's expense upon the request or act of land-owner in the subdivision. All automobiles must be parked either indoors or on hard surfaced slabs or

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PAGE 446 Carl L. Hillebrand REGISTER OF DEEDS, SARPY COUNTY, NEB. 3500
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drives if parked out-of-doors. All repair work on automobiles must be done indoors. All boats, campers, or trailers must be parked or stored indoors so as not to be visible from the outside. The dedicated street right-of-way located between the pavement and the lot line of each residential zoned lot, shall not be used for the parking of any private or commercial vehicles or boats, campers, or trailers. No incinerator or trash burner shall be permitted on any lot unless the same is incorporated into the dwelling and not exposed to view from the outside of the dwelling.

No garbage or trash can or accumulations of trash shall be permitted outside dwellings except as screened from view.

E. In no event will any construction begin or any structure be erected or permitted to remain on any lot until the plans and specifications, plot plan, and lot grading have first been submitted to and have received the written approval of the undersigned as to the exterior design, use of exterior materials, lot grading and placement of structures on the lot.

F. None of said lots shall be re-subdivided into two or more smaller lots unless the parcels resulting from lot-splitting contain at least as much area as the smallest of the lots used in assembling the resultant dwelling site.

G. All plans for residential construction shall be submitted to the Architectural Review Committee for approval as to front, side, rear yard setbacks, exterior design, use of exterior materials, placement of house on lot, drainage, required minimum enclosed and finished living space. Each dwelling must provide enclosed garage space for not less than one or more than three cars. However, if any of the above requirements are not adequate or satisfactory to the proper development of the said addition, the Architectural Review Committee may alter or change same provided such change or alteration shall conform to the zoning and with the building permit issued by the City of Bellevue, Nebraska.

H. The Architecture Committee or Architectural Review Committee as referred to above shall be such committee designated by Freeman Co., Inc., consisting of not less than two or more than five members.

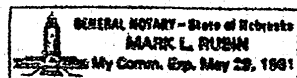
Dated this 16th day of July, 1980.

PINE RIDGE PARTNERSHIP

By Ronald Garrett
Ronald Garrett
Managing Partner

State of Nebraska)
) ss.
County of Sarpy)

On the day and year last above written, before me, the undersigned, a Notary Public in and for said County, personally came RONALD GARRETT, Managing Partner of Pine Ridge Partnership, and acknowledges the execution thereof to be his voluntary act and deed and the voluntary act and deed of said partnership.



Mark L. Rubin
Notary Public

Commission expires: May 29, 1981