

53-569

The undersigned hereby declare that the following additional 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 described 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 proceeding 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 judgment or court order shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

I. The following construction requirements for single-family dwellings shall apply to said lots:

(1) Brick veneer, masonry blocks or stucco exterior walls shall be constructed airtight. All joints shall be grouted or caulked airtight.

(2) At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar.

(3) Window and/or through-the-wall ventilation units shall not be used.

(4) Through-the-wall/door mail boxes shall not be used.

(5) Exterior stud walls shall be at least 3½" in nominal depth and shall be finished on the outside with siding-on-sheathing, stucco, or brick veneer.

(a) Interior surface of the exterior walls shall be of gypsum board or plaster at least $\frac{1}{2}$ " thick, installed on the studs.

(b) Continuous composition board, plywood or gypsum board sheathing at least 1/2" thick or styrafoam sheathing at least 3/4" thick shall cover the exterior side of the wall studs behind wood, or metal siding. Asphaltic or wood shake shingles are acceptable in lieu of siding sheathing panels or styrafoam shall be butted tightly.

(c) Insulation material at least 3½" thick (or material having an R-factor of 13) shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

(d) Two mill polyethylene shall be installed between the wall studs and the gypsum board or plaster.

Rect 06879

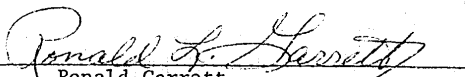
53-569A

- (6) Window glass shall be at least SSB.
- (7) All operable windows shall be airtight when closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E-283-65-T.
- (8) Glass of fixed-sash windows shall be sealed in an airtight manner with a non-hardening sealant, or a soft elastomer gasket or glazing tape.
- (9) The perimeter of window frames shall be sealed airtight to the exterior wall construction.
- (10) The total area of glass in both windows and doors in sleeping spaces shall not exceed 20% of the floor area.
- (11) All exterior side-hinged doors shall be solid-core wood or insulated hollow metal at least 1-3/4" thick and shall be fully weather-stripped.
- (12) Exterior sliding doors shall be weather-stripped with an efficient airtight gasket system with performance as specified in Section I-4C. The glass in the sliding doors shall be at least 3/16" thick.
- (13) Glass in doors shall be sealed in an airtight, non-hardening sealant, or in a soft elastomer gasket or glazing tape.
- (14) The perimeter of door frames shall be sealed airtight to the exterior wall construction.
- (15) With an attic or rafter space at least 6" deep, and with a ceiling below, the roof shall consist of closely butted 3/8" composition board, plywood or gypsum board sheathing topped by felt paper (15 lb.) and asphalt shingles (235 lb.)
- (16) If the underside of the roof is exposed, or if the attic or rafter spacing is less than 6", the roof construction shall have a surface weight of at least 25 pounds per square foot. Rafters, joists or other framing may not be included in the surface weight calculation.
- (17) Gypsum board or plaster ceilings at least 1/2" thick shall be provided where required by Paragraph I-6B above. Ceilings shall be substantially airtight, with a minimum number of penetrations.
- (18) Glass fiber or mineral wool insulation shall be provided above the ceiling between joists with batt type insulation at least 8" thick or blown insulation at least 12" thick.
- (19) Openings to any crawl spaces below the floor of the lowest occupied rooms shall not exceed 2% of the floor area of the occupied rooms.
- (20) Gravity vent openings in attic shall not exceed code minimum in number and size.
- (21) If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 5 feet long with 90° bend.
- (22) Fireplaces shall be provided with well-fitted dampers.

Dated this 3RD day of September, 1980.

PINE RIDGE PARTNERSHIP

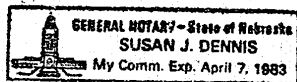
By


Ronald Garrett
Managing Partner

53-569B

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.



Susan J. Dennis

Notary Public

Commission expires: April 7, 1983