

PIONEER HILLS ASSOCIATION COVENANT CHANGES
Approved at a special meeting, April 10, 1983

1983 FEB 17 PM 2:37

- A. No change B. No change C. No change D. No change
- E. Add: Recreation vehicles may be parked on a lot only when the owner resides on said lot.
- F. No change G. No change.
- H. Delete the entire section and substitute the following:
Animals may be kept on a lot only when the owner resides on said lot. All animals must be adequately fenced to contain them and protect neighboring property.

The number of animals allowed will be on a unit basis per acre:

	Unit/Animal	4 Acre Lot	5 Acre Lot	10 Acre Lot
Horses	2.0	2	2	5
Sheep	.7	7	7	14
Lambs, less than 1 yr.	.5	8	10	20
Cattle	2.0	2	2	5
Calves, less than 1 yr.	1.25	3	4	8
Goats	2.5	1	2	4
Kids, less than 1 yr.	1.5	2	3	7

The total combined units of various classes of livestock shall not exceed one unit per acre.

- Example I 2 horses = 4 units
4 Acres 1 horse + 1 steer = 4 units
- Example II 2 horses + 2 lambs = 5 units
5 acres 1 steer + 1 goat + 1 lamb = 5 units
- Example III 3 horses + 2 steers = 10 units
10 Acres 1 horse + 2 steers + 3 sheep + 4 lambs = 10.1 units

Swine are not allowed. Household pets are allowed, but no kennels of a commercial nature are permitted.

- I. Delete the entire section and substitute the following:
One out building per platted lot will be permitted for storage and/or shelter of livestock. The smallest out building permitted will be not less than 400 square feet in area. The largest out building permitted on any platted lot will be a basic 600 square foot building with 100 square feet additional for each acre of ground in the platted lot.

Examples: 4 Acre Lot ---- 600 square foot base + 400 square feet (@ 100 sq. ft. per acre) = 1,000 square feet maximum.

10 Acre Lot ---- 600 square foot base + 1,000 square feet (@ 100 sq. ft. per acre) = 1,600 square feet maximum.

One additional utility building for tractor, garden tools, etc., shall be allowed, not to exceed 120 square feet in size. This building cannot be used to shelter livestock or poultry.

- J. Add: except a new factory built home approved by a majority of property owners present at a meeting called for such purpose.

Recorded _____
 General _____
 Numerical _____
 Photostat _____

STATE OF NEBRASKA COUNTY OF WASHINGTON SS
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
 THIS 17th DAY OF FEBRUARY A.D. 1983
 AT _____ O'CLOCK _____ M AND RECORDED IN BOOK
 _____ AT PAGE 159
 COUNTY CLERK _____
 DEPUTY _____

K. Delete entire section and substitute as follows:
Prior to commencement of construction of any structure, the plans therefore (including elevations) must be submitted to and approved by the Association Officers (President, Vice President and Secretary).

If any deviations from covenants are proposed by a property owner, such plans shall be presented to property owners for approval at a meeting with at least nine property owners represented. Approval shall be by a majority vote, and proxy votes will be allowed if in writing and presented to an officer.

L. Change 1983 to 1988.

M. No change. N. No change.

Signed this 29th day of January, 1984.

Lot 1 S. J. Kuyft Under Evinger

Lot 2 _____

Lot 3 _____

Lot 4 _____
Lot 5 Dr. M. H. & Carolyn Halperin

Lot 6 William E. Johnson

Lot 7 David Hill

Lot 8 Ann Spading

Lot 9 Ann Churchill

Lot 10 Leon Blumer Wife J. Blumer

Lot 11 _____

Lot 12 Paula Engen Doug Engen

Lot 13 J. D. Harding

Lot 14 Mari Deist

Lot 15 _____

Lot 16 Robert Carey

Lot 17 Jo Boyles Larry R. Boyles

Lot 18 Jo Boyles Larry R. Boyles

State of Nebraska
County of Washington

The foregoing instrument was acknowledged before me on January 29, 1984

by the property owners in Pioneer Hills
Anita M. Peters
Notary

ANITA M. PETERS
GENERAL NOTARY
State of Nebraska
My Commission Expires
MARCH 31, 1984
5934