

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS OF
THE RIDGES REPLAT I,
Formerly Lot 260, The Ridges**

This Declaration, executed on the date last written below, is made by Ridges Limited Partnership, a Nebraska Limited Partnership, by and through Ridges, a Nebraska corporation, General Partner, hereinafter referred to as "Declarant".

Preliminary Statement

The Declarant is the owner of certain real property located within Douglas County, SID #367, Nebraska, and as legally described as follows:

Lots 1 through 22 inclusive, The Ridges Replat I, a subdivision in SID #367, as surveyed, platted and recorded in Douglas County, Nebraska

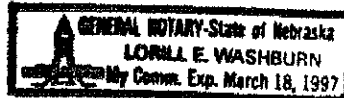
Lots 1 through 22 are herein referred to collectively as the "Residential Lots" and individually as each "Residential Lot".

The Residential Lots are situated in The Ridges, a primarily residential subdivision situated northwest of 180th Street and Center Street in Douglas County, Nebraska, and hereinafter referred to as "The Ridges". The Ridges is comprised primarily of Residential Lots and such other or future lots within this subdivision, collectively referred to as the "Subdivision Lots". Additionally, The Ridges is a complete and complimentary development including townhomes, commercial and multi-family developments.

The Declarant desires to provide for the preservation of the values and amenities of The Ridges, for the maintenance of the character and residential integrity of The Ridges and for the acquisition, construction and maintenance of certain common facilities, landscape easements or public right-of-ways for the use and enjoyment of the residents of The Ridges. Declarant hereby defines and clarifies that throughout these Covenants, the use of the terms "common areas" and "common facilities" shall be equally construed to include property within The Ridges utilized for landscape easements, pool facilities, recreational activities, sidewalks, pedestrian easements, even though such uses may not include and may expressly limit and prohibit rights of access and use.

NOW, THEREFORE, the Declarant hereby declares that each and all of the Residential Lots shall be held, sold land conveyed subject to the following Covenants, Conditions, Restrictions and Easements, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Residential Lots, and the enjoyment of the residents of the Residential Lots. These Covenants, Conditions, Restrictions and Easements shall run with said Residential Lots and shall be binding upon all parties having or acquiring any right, title, or interest in each Residential Lot or any part thereof, as is more fully described

Cheryl W. Rennels, President of Ridges Corporation, General Partner of The Ridges Limited Partnership, a Nebraska Limited Partnership, and having personally appeared before me, Cheryl W. Rennels did state that she was duly authorized in her capacity as President of Ridges Corporation, General Partner, to execute the foregoing Declaration of Covenants, Conditions, Restrictions and Easements of the Ridges, a subdivision in Douglas County, Nebraska; and, did state that she had read and was fully advised of the contents thereof; and, that such were executed in her office and capacity as President; and, such execution did constitute the free, voluntary and authorized act of the corporation as General Partner of The Ridges Limited Partnership, a Nebraska Limited Partnership.



Lowell E. Washburn
Notary Public

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