

RICHARD J. TAKLOCH
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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Declaration of Covenants, Conditions
Restrictions of Lots 1-87
Fairway Ridge of the Ridges
Originally The Ridges, Replat II

The Declarant is the owner of certain real estate located in Douglas County, Nebraska, as surveyed, platted and recorded, and legally described as:

Lots 1-87 Fairway Ridge of The Ridges, originally, The Ridges, Replat II, Douglas County, Nebraska.

Article I

Lots 1-87 of Fairway Ridge are declared to be "Residential Lots".

Article II

The Covenants filed at Book 1058, Page 568, are included and incorporated herein by reference, attached hereto marked Exhibit "A" and "B", and bind Lots 1-87 Fairway Ridge.

Article III

The lots herein, to-wit: Lots 1-87 Fairway Ridge are bound by these Covenants and shall run with the land and each residential lot is bound by the provisions of the Covenants, Restrictions, and Conditions set forth in Exhibit "A" and Exhibit "B" and, in addition, all lots herein are bound by the terms, conditions and obligations with respect to the Home Owners Association set forth in Article II of Exhibit "A" and Amendments thereto attached marked Exhibit "B".

James Cripe 1231 Golden Gate Dr.
Papillion NE 68046

Dated this 12 day of January, 1999.

Ridges Limited Partnership,
A Nebraska Limited Partnership
By and Through Ridges Corporation
General Partner, The Declarant

By

Timothy J. McReynolds
Timothy J. McReynolds, President

Subscribed and sworn to before me this 12 day of January,
1999, by Timothy J. McReynolds.

James C. Cripe
Notary Public

