

COVENANTS FOR RIVERVIEW SUBDIVISION, SAUNDERS COUNTY, NEBRASKA

KNOW ALL MEN BY THESE PRESENTS THAT:

Richard W. Wiechman and Betty J. Wiechman, husband and wife, the former being the fee owner of all of the property in Riverview Subdivision, Saunders County, Nebraska, as platted in Book L, at Page 208, in the office of the Register of Deeds in and for Saunders County, Nebraska, intending hereby to include in these restrictions lots in said subdivision the record legal title to which is not at the date of this declaration in the name of the said Richard W. Wiechman, do hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting said subdivision may be put, hereby specifying that the said declarations shall constitute covenants to run with all of the said lots, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said subdivision, this declaration of restrictions being designed for the purpose of keeping said subdivision desirable, uniform and suitable in use as herein specified, such restrictions to be and remain in effect for a period of twenty years from the date hereof, and to continue in effect for succeeding periods of twenty years each unless hereafter removed by force of law or modified or removed by agreement of the then owners of a two-thirds majority in interest of the lots in said subdivision, such declarations being as follows:

1. Only a single family dwelling shall be constructed, placed, or used on any single lot, and no such dwelling shall have less than the minimum square feet of first floor and total enclosed living area, excluding breezeways, carports, garages and porches, specified as follows: (1) Lots 1 to 18 inclusive, in Block 1, 1350 square feet of which not less than 1200 square feet shall be on the first floor; (2) All of Block 5, all of Block 4, Lots 6 to 9 inclusive in Block 3, and Lots 11 to 13 inclusive in Block 2, 1250 square feet of which not less than 1100 square feet shall be on the first floor; (3) All other lots in the subdivision, not less than 1000 square feet of such living area.

2. All sewer and water arrangements and facilities installed upon each lot shall comply with the requirements and recommendations of the State Department of Health Service of the U.S. Department of Health, Education and Welfare, in effect at the time of installation. Ownership of a lot shall be deemed to be consent that when a sewer line is laid in any street or public road on which such lot abuts, it shall be incumbent upon the owner of such lot to establish connection with such sewer system without delay, and thereafter to make use of the same to the exclusion of all and any privately installed cesspools, septic tanks, or other sewer facilities, and further consent to the formation of a water district and a sewer district or either or both of them, in said subdivision.

-2-

3. No enclosure wall of any building shall be erected, and no structure shall be placed, closer than ten feet to the side line of any lot nor, in Blocks 4 and 5, closer than twenty feet to the front line of any lot, nor in the case of other lots closer than thirty feet from the front line of any lot. In the case of any corner lot, the side setback line shall be deemed to be twenty feet where a side abuts a street or public road.

4. Basement units shall not be used as a dwelling uncompleted for more than one year from the commencement of construction.

5. No lots shall be occupied for any purpose other than residential, except such lot or lots, or portion thereof as may hereafter be dedicated by an owner thereof for public utility, recreation, park or street purposes.

6. No trailer, tent, shack, garage or other outbuilding erected or placed upon any lot shall at any time be used as a residence, whether temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7. No nuisance, or offensive, noisy, or illegal practice shall be done, suffered or permitted upon any lot nor shall any part of the subdivision be used or occupied injuriously to affect the use, occupation or value of the adjoining or adjacent premises for residence purposes nor shall any horse, cow, goat, chicken or other animal, except dogs and cats, kept as pets, be kept or maintained on said lots or any portion thereof. The presence of junk cars, trash, garbage, or other litter or offensive material on any lot shall be deemed nonexclusively to be a violation of this paragraph.

8. No fences or hedges for the purpose of dividing or enclosing properties shall be constructed or planted forward of the front elevation of any house, and no fence, wall, or hedge higher than forty inches except as a part of a building, shall be erected or maintained in the subdivision.

9. Except along the bluff aforesaid, ten foot stripes from the sides and rears of all lots in the subdivision are hereby dedicated to the public, or to any utility company, for the installation and maintenance of utilities and for the common utility purposes of the owners of lots in the subdivision.

If the grantees, their heirs, or assigns, of any lot in the subdivision, shall violate or attempt to violate any of the covenants herein, it shall be lawful for the grantors, or the owner or owners of any other lots in the subdivision, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants.

Dated September 20<sup>th</sup>, 1963.

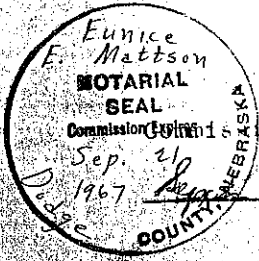
Rubert W. Wickman  
Betty J. Wickman

STATE OF NEBRASKA )  
 ) ss  
COUNTY OF DODGE )

Before me a Notary Public qualified for said county personally came Richard W. Wiechman and Betty J. Wiechman, husband and wife, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on Sept 20<sup>th</sup>, 1963.

Funice E. Mattson  
Notary Public



Commission Expires:

21, 1967

STATE OF NEBRASKA )  
 ) ss  
SAUNDERS COUNTY )

ENTERED IN NUMERICAL INDEX AND FILED OR RECORDED IN THE REGISTER OF DEEDS OF SAUNDERS COUNTY ON THE 21 DAY OF Sept. 1963 AT 10 O'CLOCK AND 20 MINUTES A M. AND RECORDED IN BOOK 1 OF 151 PAGES

BY Funice E. Mattson  
REGISTER OF DEEDS  
DEPUTY

NO.	86
NUM.	1
PAG.	1
REC.	1
IND.	1
COM.	1

*Handwritten note:* 44-75700-3