

COVENANTS FOR LEGGE'S LAKE SUBDIVISION
& SANDRANCH DEVELOPMENT SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS THAT:

Alexander H. Legge and Edith M. Legge and Reed Kay Anstine and Marilyn Boydston Anstine being the fee owner of all of the lots in Legge's Lake Subdivision and Sandranch Development Subdivision, a planned unit development, (herein referred to as plat and subdivision), in Dodge County, Nebraska as platted and subdivided and recorded in Book 12 at Page 118 in the Office of the Register of Deeds of Dodge County, Nebraska, do hereby make the following declaration as to limitations, restrictions and uses which the lots constituting said plat and subdivision may be put, hereby specifying that the said declarations shall constitute covenants to run with all of the lots in both the said plat and subdivision, as provided by law, and shall be binding on all owners and consenting tenants and all persons claiming under them, and for the benefit of and limitations upon all future owners of lots in either said plat and subdivision, this declaration of restrictions being designed, uniform and suitable in use as herein specified, such restrictions to be and remain in effect for a period of 10 years from the date hereof, and to continue in effect for succeeding periods of 5 years each unless hereafter removed by force of law or modification or removed by agreement of the then owners of a 67 per cent majority of interest in the lots in said plat and subdivision, and do hereby further declare that these covenants shall be deemed effective and binding upon the recording of these covenants, such declaration being as follows:

1. All lots shall be used only for single-family cabin or residential purposes with no more than one single family residence per lot and owner or tenant shall not permit or suffer any business, occupation or unlawful activity to be carried thereon; provided nothing contained herein shall be construed to prohibit Alexander H. Legge or Edith M. Legge from maintaining an office for the conduct of its business with

STATE OF NEBRASKA, DODGE COUNTY, ss:

Filed for record this 29 day of July 1980
at 3:16 o'clock P.M. recorded in Book 12
of Plat Page 121 Fee \$ 9.00
H. G. Sullivan Register of Deeds

By _____ Deputy

INDEXED ✓
CORRECTOR ✓
GRANTEE ✓
RECORDED ✓
COPIED ✓
PAID ✓

respect to lots in the plat and subdivision retained by them or leased by them, or in furnishing material or services to owners or tenants.

2. No trailers, mobile homes, basement houses, or barns shall be erected or placed on lots for any purpose.
3. No horses or livestock of any kind, excepting ordinary housepets, shall be maintained or kept on any lot.
4. No refuse, rubble or garbage shall be allowed to accumulate on any lot nor shall the same be deposited in the lake, the Platte River or upon any road and the same shall be placed in a suitable container and allowance shall be made for periodic pick-up of the same.
5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which shall be or become an annoyance or nuisance to other lots owners or tenants.
6. Only one power boat shall be permitted in the water from each lot. Docks may not project more than 20 feet into the water beyond the shoreline.
7. Each owner and tenant understands that there are others who have the same privileges with respect to the lake and recreational areas and each agree that they shall not unnecessarily interfere with other owners or tenants in the use of the same. Each owner and tenant shall be responsible for his own guest and all rules and regulations shall apply to them.
8. No hedge, planting, structure or fence shall be placed in a position to obstruct the view of the lake of any other lot.
9. No building shall be built, erected or constructed on any lot in the Sandranch Development Subdivision until the construction plans and specifications, including the plan showing the location of the structure, have been approved by Alexander H. Legge and Edith M. Legge.
10. No automobile, motorcycle or other motorized vehicle shall be driven in excess of 25 miles per hour within the subdivisions and usual driving and safety rules shall be observed. Each owner or tenant will provide guests and visitors with necessary and adequate parking within the boundary of his lot.
11. No owner or tenant shall directly or indirectly interfere in any way nor object nor remonstrate against the pumping of sand, gravel or other materials for the purpose of the further development of the north lake, it being expressly agreed and understood that at the time of the execution of these covenants, Alexander H. Legge and Edith M. Legge contemplate and anticipate pumping the north lake to provide for additional lots for the Sandranch Development Subdivision, or subsequent subdivisions.

- 12. To protect the community use and pleasure of all of the lots within said plat and subdivision, owners and tenants of each lot shall comply in full with the lake use regulations which shall be adopted from time to time by a lake-owners committee concerning the use of the lake and the common areas within the subdivisions.
- 13. No lot shall be subdivided nor shall a portion of any lot be sold. All lots shall remain in tact as platted.
- 14. The ownership of each lot shall be held by no more than one family.
- 15. License is hereby granted to utility companies servicing the area, their successors, lessees and assigns to erect and maintain, operate, repair and renew necessary utility equipment and other appurtenances thereto both above and below the surface of the ground along the rear and the side boundary lines of all of the lots in the plat and subdivision for the use and benefit of the owners and tenants of each lot respectively. This license shall extend beyond the term of these covenants and shall continue until released by said utilities or their successors or assigns.
- 16. These covenants shall be separable and invalidation of any one of these covenants by order of any court shall in no way effect any of the other provisions herein which shall remain in full force and effect.

The owner of any lot in either the plat or subdivision shall have the right to prosecute any proceeding at law or in equity against any person or persons who shall violate or attempt to violate any of the covenants herein.

Alexander H. Legge
Alexander H. Legge

Reed Kay Anstine
Reed Kay Anstine

Edith M. Legge
Edith M. Legge

Marilyn Boydston Anstine
Marilyn Boydston Anstine

STATE OF NEBRASKA)
COUNTY OF DODGE) ss.

SUBSCRIBED AND SWORN TO before me on this 28th day of July, 1980 by Alexander H. Legge and Edith M. Legge, husband and wife.

GENERAL NOTARY - State of Nebraska
NICHOLAS J. LAMME
My Comm. Exp. June 9, 1981

[Signature]
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF DODGE) ss.

SUBSCRIBED AND SWORN TO before me on this 28th day of July, 1980 by Reed Kay Anstine and Marilyn Boydston Anstine.

GENERAL NOTARY - State of Nebraska
NICHOLAS J. LAMME
My Comm. Exp. June 9, 1981

[Signature]
NOTARY PUBLIC