



BK 0950 PG 335



MISC 1991 00839

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CURTIS LANS... *THOSE*

DECLARATION OF RESTRICTIVE COVENANTS

The undersigned hereby declare that the following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1, 2006.

Lots 55 through 57, inclusive, and lots 124 through 201, inclusive in Stonegate, a subdivision in Douglas County, Nebraska.

If the present or future owners of any said lots, or their grantees, heirs or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing or to recover damages or other dues for such violations.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

A. Said lots shall be used only for single-family purposes and for accessory structures incidental to residential use or for park, recreational, church or school purposes.

B. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

C. No trailer, basement, tent, shack, garage, barn or other outbuildings erected on said real estate shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

D. Once construction of a dwelling has been commenced, outside framing of same must be completed within nine (9) months thereafter.

E. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.

F. No junk cars or unlicensed motor vehicles of any kind, or boats, trucks, trailers, or car bodies shall be stored, parked, kept or maintained in any yards or on any driveways or streets, outside trash containers are prohibited unless enclosed in a full fenced-in area. Fences may only be located around the perimeter of the rear yard and not extend any closer to the front lot line than the front yards building setback line. All cars parked in any driveway or on any street must be in running condition with all tires inflated and no outside repair of any automobile will be permitted.

G. All houses built on any lot described in these covenants shall have at least a two-car garage.

H. Portland concrete public sidewalks, four feet wide by 3.5 inches thick, shall be constructed in front of each built upon lot and along the street side of each built upon corner lot. The sidewalk shall be placed four feet back of the street curb line, and shall be completed before occupancy or use of the main structure.

I. The applicable zoning ordinances of the County of Douglas shall determine minimum area of building plot and minimum front, side and rear yards.

IN WITNESS WHEREOF, Charles G. Smith, and John J. Smith President of Construction Sciences, Inc., have executed these covenants, this 15th day of January, 1991.

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JAN 16 2 10 PM '91

NOTARY PUBLIC SERVICE
RECORDS OF DEEDS
DOUGLAS COUNTY, NE

STATE OF NEBRASKA)
County of Douglas)

Charles G. Smith
Charles G. Smith

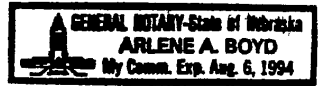
John J. Smith
John J. Smith
President of Construction Sciences, Inc.

950 N _____ C/O _____
335 N _____ DEL *IN* MCB/C
IF *msc* COMP *UM* FIB *MC-37090*

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On the day and year last above written, before me, the undersigned a Notary Public, in and for said County, Personally known to be the identical person(s) whose name(s) are affixed to the above Restrictive Covenants and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal in said County the day and year last above written.



Arlene A. Boyd
Notary Public