

27354

AMENDED PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the persons named below are the owners of the following described real properties set forth following their respective names, and being all of the real property located in Woodhaven, an addition to Lincoln, Lancaster County, Nebraska, hereinafter referred to as the "Properties" including outlots A, B, C, and D, hereinafter referred to as the "Commons"; and

WHEREAS, there has been incorporated under laws of Nebraska, a nonprofit corporation under the name and style of Woodhaven, Inc., hereinafter referred to as the "Corporation", for the purpose of enforcing the covenants and restrictions created and established against and upon the properties and for the purpose of administering and maintaining the Commons.

WHEREAS, on February 14, 1973, there was created, established and adopted Protective Covenants against and upon the properties, which Protective Covenants were recorded on February 20, 1973 as Inst. No. 73-3055 in the office of the Register of Deeds of Lancaster County, Nebraska, which Protective Covenants were amended and filed as Amended Protective Covenants on February 26, 1974 as Inst. No. 74-2405 in the office of the Register of Deeds, Lancaster County, Nebraska.

NOW THEREFORE, the Corporation and undersigned members do hereby terminate said Protective Covenants and do hereby create, establish and adopt the following covenants and restrictions against and upon the Properties.

I.

No lot within the Properties shall be used other than for residential purposes.

II.

Any building constructed upon any lot within the Properties shall be completed within six (6) months from and after the commencement of construction.

27354

III.

The "Common Area" shall mean all property owned by the association for the common use and enjoyment of the owner. The Common Area, owned by the Corporation (Association) is described as follows: Outlots A, B, C, and D.

IV.

The Corporation reserves to itself, its successors and assigns, the exclusive rights to establish grades and slopes upon all lots within the Properties and to fix the grade at which any building shall be placed or constructed upon any lot in conformity with the general plan for the development of said addition. Plans for any building to be placed or constructed upon any lot within the Properties shall be submitted to the Corporation and shall show the size, exterior material, design and plot plan for the building and shall indicate the location of all buildings upon the lot. One set of such plans, signed by the owner of the lot, shall be left on permanent file with the Corporation. The construction of the building shall not be commenced unless and until written approval of the plans for the building has first been secured from the Corporation and shown of record. Written approval or disapproval of such plans shall be given by the Corporation within thirty (30) days from and after the receipt thereof. Approval of such plans shall not be unreasonably withheld, and in the event of the disapproval of such plans, a written statement of the grounds for such disapproval shall be given to the owner of the lot. The Corporation reserves to itself, its successors and assigns, the exclusive right to approve or disapprove any such plans, if in its opinion either the size, material or plot plan do not conform to the general standard and value of development in said addition.

27354

V.

All buildings within the Properties shall be constructed in conformity with the requirements of the applicable building codes of the City of Lincoln, Nebraska, and the public sidewalks shall be installed as required by the City of Lincoln, Nebraska.

VI.

No partially completed dwelling or temporary building and no trailer, tent, shack or garage on any lot within the Properties shall be used as either a temporary or permanent residence.

VII.

No noxious or offensive activity shall be carried on or permitted upon any lot within the Properties, nor shall anything be done thereon which is or may become an annoyance or nuisance to the neighborhood or shall endanger the health or unreasonably disturb the quiet of the owners or occupants of adjoining lots.

VIII.

No advertising signs, billboards, or other advertising device shall be erected, placed or permitted on any lot provided however, that a sign advertising a lot for sale may be placed upon such lot by the owner thereof or his duly appointed agent.

IX.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot within the Properties except household pets, provided that such household pets shall not be raised, bred or kept for any commercial purpose.

X.

The Corporation reserves to itself, its successors and assigns, easements over and upon each lot within the Properties as shown on the recorded plat of said addition.

27354

XI.

Every person or entity who is or shall become a record owner of a fee or undivided fee interest in any lot within said addition, shall be a member of Woodhaven, Inc., hereinafter referred to as the Corporation, provided however, that any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a member.

XII.

The Corporation shall have two classes of membership:

Class A membership shall include all members of the Corporation except the developer of said addition, and any successor as such developer. Each Class A member of the Corporation shall be entitled to all the rights of membership and to one vote for each lot in which the interest requisite for membership is held, provided however, that no more than one vote shall be cast with respect to any such lot.

Class B membership shall include only the developer of said addition, and any successor of such developer, which shall be entitled to three votes for each lot in which the interest requisite for membership is held, provided however, that the Class B membership shall be converted to Class A membership at such time as the total number of votes entitled to be cast by Class A members equals the total number of votes entitled to be cast by Class A memers equals the total number of votes entitled to be cast by the Class B member, or on the 1st day of January, 1980, whichever first occurs.

XIII.

Each member of the Corporation shall have the right to use and enjoy the Commons and shall have an easement over and upon the Commons for the use and enjoyment thereof, which shall be appurtenant to and shall pass with the interest requisite for membership.

27354
XIV.

The rights and easements of the members of the Corporation in and upon the Commons shall be subject to the following:

A. The right of the Corporation to borrow money for the purpose of improving the Commons and in aid thereof to mortgage the Commons. In the event of a default upon any such mortgage the lender shall have the right after taking possession of the Commons, to charge admission and other fees as a condition of the continued enjoyment of the Commons by the members, and if necessary, to open the Commons to a wider public until the mortgage debt shall be satisfied, whereupon the possession of the Commons shall be returned to the Corporation and all rights of the members hereunder shall be fully restored.

B. The right of the Corporation to take such steps as are reasonably necessary to protect the Commons against foreclosure.

C. The right of the Corporation, as provided in its Articles of Incorporation and By-laws to suspend the enjoyment right of any member for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of the published rules and regulations governing the use of the Commons.

D. The right of the Corporation to charge reasonable admission and other fees for the use of the Commons.

E. The right of the Corporation to dedicate or transfer all or any part of the Commons to any public agency, authority, or utility and subject to such conditions as may be agreed to by the members, provided however, that any such dedication or transfer shall be approved by the affirmative vote of ninety percent (90%) of each class of members entitled to vote, present in person or by proxy, at a regular meeting of the members or at a special meeting of the members, provided notice of the proposed dedication or transfer be contained in the notice of such special meeting.

21354

XV.

Each member of the Corporation, who is the record owner of a lot or living unit which has access to a street by way of a common driveway, shall have an easement over and upon such common driveway for ingress and egress from and to such street, which shall be appurtenant to the property and shall pass with the interest requisite for membership.

XVI.

The Corporation hereby covenants, and each member of the Corporation by the acceptance of a deed by which interest requisite for membership in the Corporation is acquired, shall be deemed to covenant to maintain the Commons, which covenants by the members shall be satisfied by the payment of annual and special assessments for the administration, maintenance or improvement of the Commons. Such annual and special assessments shall be uniform as to each lot or living unit within the Properties. Each such assessment shall be a lien upon the lot or living unit assessed and shall be the personal obligation of the member who is, or was, the record owner of the lot or living unit assessed at the time of such assessment.

XVII.

The Corporation hereby covenants to maintain each common driveway serving three or more lots. Each member of the Corporation, who is the record owner of a lot which has access to a street by way of such a common driveway, shall be deemed to covenant to maintain such common driveways. Such annual and special assessments are made and shall also be the personal obligation of the member who is, or was, the record owner of the lot assessed at the time of such assessment.

XVIII.

The lien of any annual and special assessments shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the lot against which such assessment is made.

27254
or improvements to the common area or any part thereof, or from any action taken to comply with any law, ordinance, or orders of a governmental agency.

XXI.

No building, fence, wall, roof or other structure shall be commenced, erected, repaired or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Corporation, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

XXII.

In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Corporation, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the annual assessment to which such Lot is subject, notwithstanding any other provisions of this declaration. All exterior maintenance shall be subject to architectural control.

21354
XIX.

Annual and special assessments for the administration and maintenance of the Commons may be made by the Board of Directors of the Corporation, provided however, that the total of such annual and special assessments shall not exceed the sum of \$750.00 per lot or living unit per year, unless the excess assessment shall have been approved by the affirmative vote of ninety percent (90%) of the members entitled to vote, present in person or by proxy, at a regular meeting of the members or at a special meeting of the members, provided notice of the excess assessment be contained in the notice of such special meeting. The maximum annual assessment may be increased each year not more than three percent (3%) above the maximum assessment for the previous year without a vote of the membership. The maximum annual assessment may be increased above three percent (3%) by vote of ninety percent (90%) of the members who are voting in person or by proxy, at a meeting duly called for this purpose. The Board of Directors may affix the annual assessment at an amount not in excess of the maximum. Special assessments for capital improvements may be made by the Board of Directors, provided however, that any such special assessment shall have been approved by the affirmative vote of ninety percent (90%) of the members entitled to vote, present in person or by proxy, at a regular meeting of the members or at a special meeting of the members, provided notice of such special assessment be contained in the notice of such special meeting.

XX.

The Corporation shall not be liable for injury or damage to person or property caused by the elements or by another person, or resulting from electricity, water, rain, snow, or ice which may leak or flow from the common areas or from any adjacent unit or units, or from any other place. No diminution or abatement of any assessments under this declaration shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs, maintenance,

27354

XXIV.

Each owner shall repair and maintain the roof over his separate living unit. In the event that all or a portion of a roof over two or more living units shall require repair or maintenance, the owners who make use of the roof shall, in proportion to such use, bear the cost of repair and maintenance, subject, however, to the right of such owners to call for a larger contribution from others under any rule of law regarding the liability for negligent or willful acts or omissions subject to architectural control as provided in the declaration. Any owner who has use of the roof may restore, repair or maintain it and look to the other owner or owners for their share of the cost.

If a roof deteriorates or is destroyed or damaged by fire or other casualty, any owner who has used the roof may restore, repair or maintain it, and if the other owners thereafter make use of the roof, they shall contribute to the cost of restoration, repair and maintenance thereof in proportion to such use without prejudice, however, to the right of any such owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Notwithstanding any other provision of this paragraph, an owner who by his negligent or willful act causes the roof to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

The right of any owner to contribution from any other owner under this paragraph shall be appurtenant to the land and shall pass to such owner's successors in title.

In the event of any dispute arising concerning a roof, or under the provisions of this paragraph, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be made by a majority of all the arbitrators.

37354
XXIII.

Each wall which is built as a part of the original construction of the homes upon the Properties and placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this paragraph, the general rules of law regarding party walls and liability for property damage due to negligence of willful acts or omissions shall apply thereto.

The cost of reasonable repair and maintenance of a party wall shall be shared by the owners who make use of the wall in proportion to such use.

If a party wall deteriorates or is destroyed or damaged by fire or other casualty, any owner who has used the wall may restore, repair or maintain it, and if the other owners thereafter make use of the wall, they shall contribute to the cost of restoration, repair and maintenance thereof in proportion to such use without prejudice, however, to the right of any such owners to call for a larger contribution from the other under any rule of law regarding liability for negligent or willful acts or omissions.

Notwithstanding any other provision of this paragraph, an owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

The right of any owner to contribution from any other owner under this paragraph shall be appurtenant to the land and shall pass to such owner's successors in title.

In the event of any dispute arising concerning a party wall, or under the provisions of this paragraph, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be made by a majority of all the arbitrators.

27354
XXV.

Each member of the Corporation, by the acceptance of a deed by which the interest requisite for membership in the Corporation is acquired, shall be deemed to covenant to maintain fire and extended coverage insurance on the improvements thereon, in an amount equal to the full insurable value thereof. Any proceeds of such insurance shall be applied, to the extent required in the discretion of the Corporation, to the repair or reconstruction of such improvements. The Corporation may maintain such insurance and add the cost thereof to be the next annual assessment against such improvements.

XXVI.

These covenants and restrictions shall run with the land and shall be binding upon and enforceable by the Corporation, all persons claiming under the Corporation, and their respective heirs, executors, administrators, successors and assigns for a period of twenty-five (25) years from and after the date of recordation of these covenants and restrictions, after which time these covenants and restrictions shall be automatically extended for successive periods of ten (10) years. These covenants and restrictions may be terminated or modified, at any time, by an instrument executed by the owners of ninety percent (90%) of the lots within said addition, agreeing to a termination or modification thereof.

XXVII.

The enforcement of these covenants and restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any provision or provisions hereof. Such proceedings may be to restrain such violation, or to recover damage and, by the Corporation, may be to enforce any lien or obligation created hereof.

XXVIII.

The invalidation of any one of these covenants and restrictions shall not affect the validity of the remaining provisions hereof which shall remain in full force and effect.

29354

IN WHITNESS WHEREOF, we have hereunto set our hands

this 15th day of October, 1984.

Jeff K. Houghlan

5801 Locust

John Marshall

5805 Locust

Verda R. Houghlan

Linda Marshall

KERRY LYNN & FRANCIS J. MINARD

5809 Locust

5813 Locust

Shirley M. K. Ross New L. Minard

Jeanne Ortega

John W. Vermaas

Margaret Ortega

Janice K. Vermaas

5817 Locust

5821 Locust

Michael J. Jinder

Joyce L. Ladd

Denise R. Jinder

5825 Locust

5901 Locust

Robert W. White

Alice E. Hoyt

Shirley A. White

Edgar C. Hoyt

5905 Locust

5909 Locust

~~Edgar C. Hoyt~~

Carolyn E. Lutes

May J. Ward

5913 Locust

5917 Locust

Traci L. Halman

Bonita L. Hotz McMahon

5921 Locust

5800 Locust

D.H. McMahon

Paul M. Erikson

Lydia D. Rossiter

5804 Locust

5808 Locust

Jean B. Erikson

Donald Rossiter

X

Alma R. Caver

Thomas Kucala

5812 Locust

5816 Locust

Nancy J. ~~XXXXXX~~ Renucka Lundak

Sheryl Marra

5820 Locust

5824 Locust

5828 Locust

5832 Locust

Justin V. King
Lina King

Joyce L. Ladd

Louis Crompton

5836 Locust

5840 Locust

Maomi Cooper

5844 Locust

5843 Locust

William H. Cooper

George David

5852 Locust

5856 Locust

Alfred J. David

Ray W. Alcox
Harvey E. Alcox
5860 Locust

Clark O Johnson
5900 Locust

Kenneth C. Vetter
Hilda E. Vetter
~~5904 Locust~~
5908 Locust

Roberta Brandes
~~5906 Locust~~
5904

Harriet J. Reams
Jack H. Reams
5912 Locust

Al T. May Eddie Peaf
5916 Locust

Karl A. Bowen
5920 Locust

Shawn P. Daly
4406 South 58th

Constance Compton
4412 South 58th

Karen Grove
Doug A. Brown
4418 South 58th

Sheila E. Eason
4424 South 58th

Donna J. Cates
4430 South 58th

Walter L. & Carolyn L. Lepti
4436 South 58th

Denise Kurtz
5800 Oakridge

Eugene Johnson
Mary M. Johnson
5800 Oakridge

Dakota Casper
5820 Oakridge

Mary Whitney
Lauren Whitney
~~5800~~ Oakridge
5801

Charles J. Palmer
Betty Palmer
5840 Oakridge

Louise M. Hansen
~~5801~~ Oakridge
5830

Clayton J. Wolfe Ann M. Wolfe
5807 Oakridge

Leola J. Kreske
5815 Oakridge

Nancy M. Larson
5821 Oakridge

5827 Oakridge

5833 Oakridge

5901 Oakridge

Lull Long
5907 Oakridge

Guida C. Brown
Christine R. Brown
5915 Oakridge

Joni M. Stahl
5921 Oakridge

Doug Strop
Pearl Strop
5927 Oakridge

Walter Hill
5933 Oakridge

Larry Pickering
Kay Pickering

5910 Oakridge

5920 Oakridge

Patricia Jones
Barry C. Matthews

5930 Oakridge

J. J. Murphy

5940 Oakridge

Robert E. Parker
Meriam A. Parker

4511 Oakridge Circle

~~4521 Oakridge Circle 68516~~

4521 Oakridge Circle

4531 Oakridge Circle

Walter W. Wines

4541 Oakridge Circle

Evelyn Jensen

4510 Oakridge Circle

John P. Kapdecki

Dorothy J. Kapdecki

4520 Oakridge Circle

~~John and Kay Handberg~~
John Handberg

4530 Oakridge Circle

4540 Oakridge Circle

(P)

INDEXED
MICRO-FILED
GENERAL

31-69
65
70
74
76
80

Misc

LANCASTER COUNTY, NEBR.

Don J. Jals
REGISTER OF DEEDS

1985 OCT 10 PM 2:56

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:

INST. NO. 85 27354

\$73.00

00
2432.00
m

56
53
WEDNESDAY