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PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, Buckingham Development Company, hereinafter referred to as the Company and certain other persons are the owners of the following described real property:

Lots One (1) through Fifteen (15), Block One (1); Lots One (1) through Ten (10), Block Three (3); and Lots One (1) through Fifteen (15), Block Four (4), Buckingham South Addition, Lincoln, Lancaster County, Nebraska; Lots One (1) through Seventeen (17) and Lots Twenty-three (23) through Thirty-seven (37), Block One (1); and Lots One (1) through Seventeen (17), Block Two (2), Buckingham South First Addition to Lincoln, Lancaster County, Nebraska; Lots One (1) and Two (2), Block One (1); Lots One (1) through Seven (7), Block Two (2); Lots One (1) through Thirty-one (31), Block Three (3); Lots One (1) through Forty-seven (47), Block Four (4); Lots One (1) through Eighteen (18), Block Five (5); Lots One (1) through Twelve (12), Block Six (6); and Lot One (1), Block Eight (8), Buckingham South Second Addition to Lincoln, Lancaster County, Nebraska;

WHEREAS, on June 27, 1973, the Company created, established and adopted Protective Covenants against and upon certain of the Properties, which Protective Covenants were recorded on June 29, 1973, as Instrument No. 73-12796 in the office of the Register of Deeds of Lancaster County, Nebraska.

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

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I.

No lot shall be used other than for residential purposes.

II.

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

III.

The Company, its successors and assigns, shall have the exclusive right to establish grades and slopes upon all lots 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 shall be submitted to

the Company 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 Company. 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 Company and shown of record. Written approval or disapproval of such plans shall be given by the Company 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 Company, its successors and assigns shall have 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.

IV.

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

V.

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

VI.

No noxious or offensive activity shall be carried on or permitted upon any lot, 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.

VII.

No advertising signs, billboards, or other advertising device shall be erected, placed or permitted on any lot provided that the Company may place signs advertising lots for sale upon any lot owned by the Company and, provided further, that a sign advertising a single lot for sale may be placed upon such lot by the owner thereof.

VIII.

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

IX.

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

X.

These covenants and restrictions shall run with the land and shall be binding upon and enforceable by the Company, all persons claiming under the Company, and their respective heirs, executors, administrators, successors and assigns. These covenants and restrictions may be terminated or modified, at any time, by an instrument executed by the owners of two-thirds of the lots within said addition, agreeing to a termination or modification thereof.

XI.

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.

XII.

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.

BUCKINGHAM SOUTH ADDITION:

Lot 3, Block 3
Lot 4, Block 3
Lot 5, Block 3
Lot 7, Block 3
Lot 8, Block 3
Lot 9, Block 3

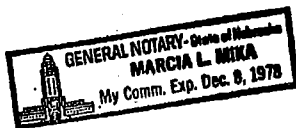
HUB HALL COMPANY

By: Hubert H. Hall
President

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

On this 14th day of March 1977,
before me, the undersigned, a Notary Public, duly commissioned
and qualified for and residing in said county and state, personally
appeared Hubert H. Hall, President of Hub Hall Company, a
Nebraska Corporation, to me known to be the President of said
Corporation and the identical person who executed the foregoing
instrument as such President and acknowledged the same to be his
voluntary act and deed and the voluntary act and deed of said
Corporation.

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



Marcia L. Mika
Notary Public

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