

12303

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, Buckingham Development Company, hereinafter referred to as the Company, is the owner of the following described real property

Lots Forty-four (44), and Forty-five (45), Block Two (2), Lots One (1) through Ten (10), Block Four (4); Buckingham South Third Addition, Lincoln, Lancaster County, Nebraska

hereinafter referred to as the properties;

Outlots A, B, and C, Buckingham South Third Addition, Lincoln, Lancaster County, Nebraska

hereinafter referred to as the commons; and

WHEREAS, on the 4th day of May, 1977, the Company created, established and adopted Protective Covenants against and upon certain real estate, which Protective Covenants were recorded in the office of the Register of Deeds, Lancaster County, Nebraska on the 11th day of May, 1977 as Instrument No. 77-11182;

NOW THEREFORE, The Company does hereby create, establish and adopt the covenants and restrictions set forth in the Protective Covenants against and upon the additional properties and commons described herein.

The Company does hereby create, establish and adopt the following additional covenants and restrictions upon the properties and commons described herein:

I.

Easements are reserved for the use of the public over and upon the walkways within Lot 4, Block 4, and Outlot C as shown on the recorded plat of Buckingham South Third Addition.

II.

The owners of Lot 4, Block 4, Buckingham South Third Addn. by the acceptance of a deed to said lot shall be deemed to covenant to maintain the walkways within said lot.

III.

The corporation hereby covenants to maintain any landscape screen, whether composed of structural or live plant material, which is placed upon any lot pursuant to any resolution or ordinance of the City of Lincoln, Nebraska. Each member of the corporation who is the record owner of a lot on which such a screen is constructed or planted shall be deemed to covenant to maintain such a screen. The covenants by such members may be satisfied by the payment of annual and special assessments for the maintenance of such screen. Each such assessment shall be the personal obligation of the member who is, or was, the record owner of the lot assessed at the time of such assessment, shall bear interest at the rate of 10 percent per annum until paid and when shown of record, shall be a lien upon the lot assessed.

IN WITNESS WHEREOF, we have hereunto set our hands this

16 day of May, 1979.

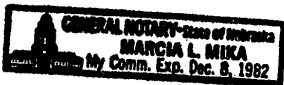
BUCKINGHAM DEVELOPMENT COMPANY,

By Hubert H. Hall
President

N.S.

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 16 day of May, 1979 by Hubert H. Hall, President of Buckingham Development Company, a corporation, on behalf of the corporation.



Marcia L. Mika
Notary Public

INDEXED
MICRO-FILED
GENERAL

36-467,473
misc

LANCASTER COUNTY NEBR.
Kenneth L. Ferguson
REGISTER OF DEEDS

1979 MAY 22 AM 11:15

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:

INST. NO. 79-12303

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Ferguson