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**FIRST AMENDMENT TO AND RESTATEMENT OF DECLARATION OF COVENANTS,  
CONDITIONS  
RESTRICTIONS AND EASEMENTS OF ELKHORN VIEW ESTATES,  
A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA**

THIS AMENDMENT TO AND RESTATEMENT OF DECLARATION is made the date hereinafter set forth by Elkhorn View, L.L.C., a Nebraska limited liability company, Declarant.

RECITALS

A. On October 4, 2005, a document entitled Declaration of Covenants, Conditions, Restrictions and Easements of Elkhorn View Estates Subdivision in Douglas County, Nebraska (hereinafter the "Declaration") for Lots 1 through 91, inclusive, all in ELKHORN VIEW ESTATES, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, was recorded by Declarant, in the office of the Register of Deeds of Douglas County, Nebraska as Instrument No. 2005124745 of the Miscellaneous Records.

B. Declarant desires to modify the Declaration, and to amend and restate the Declaration.

NOW, THEREFORE, Declarant hereby declares that the Declaration recorded on October 4, 2005 as Instrument No. 2005124745 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska, should be and hereby is amended and restated in the following manner:

I. By deleting therefrom the Declaration in its entirety and adding in its place and stead the following:

THIS DECLARATION, made on the date hereunder set forth, is made by Elkhorn View L.L.C. hereinafter referred to as the "Declarant."

**PRELIMINARY STATEMENT**

The Declarant is the owner of certain real property located within Douglas County, Nebraska and described as follows:

Lots 1 through 91, inclusive in ELKHORN VIEW ESTATES, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

Such lots are herein referred to collectively as the "Lots" and individually as each "Lot".

The Declarant desires to provide for the preservation of the values and amenities of the ELKHORN VIEW ESTATES subdivision, for the maintenance of the character and residential integrity of the ELKHORN VIEW ESTATES subdivision, and for the acquisition, construction and

maintenance of Common Facilities for the use and enjoyment of the residents of the ELKHORN VIEW ESTATES subdivision.

NOW, THEREFORE, The Declarant hereby declares that each and all of the Lots be held, sold and conveyed subject to the following restrictions, covenants, conditions, and easements, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Lots, and the enjoyment of the residents of the Lots. These restrictions, covenants, conditions and easements shall run with such Lots and shall be binding upon all parties having or acquiring any right, title or interest in each Lot, or any part subject to all and each of the following conditions and other terms:

#### **ARTICLE I.**

1. Lots 1 through 91, inclusive, in ELKHORN VIEW ESTATES shall be used exclusively for single family residential purposes; except for such Lots or parts thereof as may hereafter be conveyed or dedicated by Declarant, or its successors or assigns, for use in connection with a Common Facility, or as a church, school, park or for other non-profit use.
2. No residence, building, fence (other than fences constructed by the Declarant), landscaping, wall, pathway, driveway, patio, patio cover enclosure, deck, rock garden, swimming pool, dog house, pool house, tennis court, flag pole, satellite receiving station or disc, solar heating or cooling device, or other external improvement, above or below the ground (herein collectively referred to as "Improvement") shall be constructed, erected, placed or permitted to remain on any Lot, nor shall any grading, excavation or tree removal for any Improvement be commenced, except for Improvements which have been approved by Declarant, its successors and assigns, as follows:
  - A. An owner desiring to erect and Improvement shall deliver two sets of construction plans, landscaping plans and plot plans to Declarant (herein collectively referred to as the "plans"). Such plans shall, include a description of type, quality, color and use of materials proposed for the exterior of such Improvement and proposed elevations of the Lot, including foundation and driveway and all proposed set backs. Concurrent with submission of the plans, Owner shall notify the Declarant of the Owner's mailing address.
  - B. Declarant shall review such plans in relation to the type and exterior of Improvements constructed, or approved for construction and landscaping on neighboring Lots and in surrounding area, and any general scheme or plans formulated by Declarant with regard to views, retaining natural environmental area and character of the subdivision. In this regard, Declarant intends that the Lots shall form a quality residential community with Improvements constructed of high quality materials, including but not limited to homes and landscaping, with spectacular views and preservation of natural environmental areas to the extent possible. The decision to approve or refuse approval of the proposed Improvement, including but not limited to homes and landscaping, shall be exercised by Declarant to promote development of the lots and to protect the values, character and residential quality of all Lots. If Declarant determines that

the proposed Improvement will not protect and enhance the integrity and character of all the Lots and neighboring Lots as a quality residential community, Declarant may refuse approval of the proposed Improvement.

- C. Written Notice of any approval of a proposed Improvement shall be mailed to the owner at the address specified by the owner upon submission of the plans. The plans will be deemed disapproved if Declarant fails to mail notice of approval within 30 days.
  - D. No Lot owner, or combination of Lot owners, or other person or persons shall have any right to any action by Declarant, or any right to control, direct or influence the acts of the Declarant with respect to any proposed Improvement. No responsibility, liability or obligation shall be assumed by or imposed upon Declarant by virtue of the authority granted to Declarant in this Section, or as a result of any act or failure to act by Declarant with respect to any proposed Improvement.
3. No single-family residence shall be created, altered, placed or permitted to remain on any Lots 1 through 91, inclusive, in ELKHORN VIEW ESTATES, other than one detached single-family dwelling, with an attached three or four car garage, which does not exceed two stories in height. Such dwellings on any Lot shall conform to the surrounding dwellings of similar regime and any general scheme or plans formulated by Declarant. All Improvements on any Lots shall comply with all side yard and set back requirements of the Zoning Code of City of Elkhorn, Nebraska and any other applicable laws of any governing authority. Architectural Control Committee will have sole discretion on approving plan size and appearance.
4. Subject to the specific requirements set forth below, all foundations shall be constructed of poured concrete or concrete block. The exposed front foundation walls and any exposed foundation walls of all main residential structures facing any street must be constructed of or faced with clay-fired brick or stone or other material approved by Declarant. All corner lots with exposed foundation walls facing any side street shall be constructed of or faced with clay-fired brick or stone or other material approved by Declarant. All driveways must be constructed of concrete, brick, and paving stone or laid stone. Unless Declarant specifically approves other materials, the roof of all Improvements shall be covered with "Heritage" 30 year shingle or its equivalent, the color of shingles shall be weathered wood in color.

Fireplaces and flues: In the event that a wood-burning fireplace and/or flue is constructed as a part of the dwelling in a manner so as to protrude beyond the outer perimeter of the front, the enclosure of the fireplace and flue shall be constructed of, or finished with, clay fired brick or stone. In the event that a pre-fabricated unit fireplace which is wood or gas burning or direct vent fireplace is constructed as a part of the dwelling on any Lot and is vented directly through an exterior wall of the dwelling or is vented through the roof of the dwelling with a vent similar in style, size and location to that of a furnace flue, no clay fired brick or stone enclosure will be required. Provided however, if said pre-fabricated unit fireplace which is wood or gas burning or direct vent fireplace is constructed

in such a manner so as to protrude beyond the outer perimeter of a front wall of the dwelling on a Lot, the protrusion for the fireplace and/or flue shall be finished with clay-fired brick or stone. Front of dwelling shall be covered with at least 50% masonry, brick or stone.

5. The Declarant has or may create a water drainage plan by grading the Properties and installing improvements and easements for storm drainage in accordance with generally accepted engineering principles. No building shall be placed, nor any Lot graded, to interfere with such water drainage plan or cause damage to the building or neighboring buildings. Silt fences shall be used to comply with this paragraph. No liability shall be imposed upon Declarant by virtue of such water drainage plan and each Owner agrees to hold Declarant harmless for any liability resulting from such water drainage plan or failure to comply with appropriate water drainage measures on each such Owner's lot.
6. No streamers, posters, banners, balloons, exterior illumination or other rallying devices will be allowed on any Lot in the promotion or sale of any Lot, residential structure or property unless approved in writing by the Declarant. No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any Lot except one sign per Lot consisting of not more than six (6) square feet advertising a Lot as "For Sale". No business activities of any kind whatsoever shall be conducted on any Lot including home occupations, except home office usage; nor shall the premises be used in any way for any purpose which may endanger the health or unreasonably disturb the owner or owners of any Lot or any resident thereof. Provided, however, the foregoing paragraph shall not apply to the business activities, sign and billboards or the construction and maintenance of buildings, including model homes, if any, by Declarant, its agents or assigns, during the construction and sale of the Lots.
7. No obnoxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood, including but not limited to, odors, dust, glare, sound, lighting, smoke vibration and radiation. Exterior lighting installed on any Lot shall either be indirect or of such controlled focus and intensity as not to disturb the residents of adjacent Lots.
8. No outside radio, television, ham broadcasting, earth station, satellite dish or other electronic antenna or aerial shall be erected or placed on any structure or on any Lot, except, with the prior written approval of Declarant, one (1) satellite dish of 18" or less in diameter or diagonal measurement which is screened from view of any street or sidewalk will be permitted per Lot. The foregoing notwithstanding, any earth station, satellite dish or other electronic antenna or aerial specifically exempted from restriction by statute, regulation, binding order of a court or governmental agency shall be maintained in accordance with the strictest interpretation or condition for such use as may be permitted by such order.
9. No tree shall be removed nor any rock wall, constructed by Declarant, from any Lot by any person or entity without the prior written approval of the Declarant, its successors or

assigns. No tree houses, tool sheds, dollhouses, windmills or similar structures shall be permitted on any Lot.

10. No repair of any boats, automobiles, motorcycles, trucks, campers (trailers, van type, auto drawn or mounted), snowmobiles, recreational vehicles (RV), other self propelled vehicles or similar vehicles requiring a continuous time period in excess of forty eight (48) hours shall be permitted on any Lot at any time, nor shall vehicles or similar chattels offensive to the neighborhood be visibly stored, parked or abandoned on any Lot. No unused building material, junk or rubbish shall be left exposed on the Lot except during actual building operations, and only in as neat and inconspicuous a manner as possible.
11. No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar chattel shall be maintained or stored on any part of a Lot (other than in an enclosed structure) for more than two (2) consecutive days and no more than twenty (20) days combined within any calendar year. No motor vehicle may be parked or stored outside on any Lot except vehicles, which are not trucks, campers, mobile homes, camper trucks or similar chattels, driven on a regular basis by the occupants of the dwelling located on such Lot. No grading or excavating equipment, tractors or semi tractors/trailers or other commercial vehicles shall be stored, parked, kept or maintained in any yards, driveways, or streets. However, this section does not apply to trucks, tractors or commercial vehicles, which are necessary for the construction of residential dwellings during the period of construction. All residential Lots shall provide at least the minimum number of off street parking areas or spaces for private passenger vehicles required by the applicable ordinances of the City of Elkhorn, Nebraska.
12. No incinerator or trash burner shall be permitted on any Lot. No garbage or trash can or container or fuel tank shall be permitted to be stored outside of any dwelling unless, completely screened from view, except on a designated day each week for pickup purposes. No garden lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling or suitable storage facility, except when in actual use. No garbage, refuse, rubbish or cutting shall be deposited on any street, road or Lot. No clothesline or other outside facilities for drying or airing clothes shall be permitted outside of any dwelling at any time. Produce or vegetable gardens may only be maintained in the rear yards in an area no longer than (8') feet by ten (10') feet.
13. No fence shall be permitted unless approved of in writing by Declarant after submission of fencing plans. No fence shall be permitted to extend beyond the front line of a main residential structure. Unless Declarant specifically approves other materials in writing, fences shall only be composed of aluminum, wrought iron, wood or P.V.C. No fences or walls shall exceed a height of six (6) feet, and such height shall comply with any requirements of the City of Elkhorn, Nebraska. Any fences, hedges or mass planted shrubs installed by or at the direction of the Declarant shall not be subject to the provisions of this paragraph.
14. No swimming pool may extend more than one foot above ground level.

15. Any exterior lighting installed on front of dwelling shall either be indirect or of such controlled focus and intensity as not to disturb the residents of any adjacent property. (No surface mounted lights are permitted on front elevation).
16. Construction of any Improvement shall be completed within one (1) year from the date of commencement of excavation or construction of the Improvement. No excavation dirt shall be spread across any Lot in such a fashion as to materially change the grade or contour of any Lot. No tree shall be removed from any Lot without prior written approval of the Declarant, its successors or assigns. No residential dwelling shall be occupied by any person as a dwelling for such person until the construction of such dwelling has been completed, except for minor finish details as determined and approved by the Declarant.
17. The entire Lot shall be sodded. Any trees planted in the dedicated street right of way located between the sidewalk and the Lot line shall be maintained by the Homeowner whose Lot directly abuts such street right-of-way. If said trees become deceased they must be replaced with the same species and be a minimum of 2&1/2" diameter. All yards shall be sodded within one (1) year from the date that construction for the residence on the Lot was commenced. Two, 2 & 1/2" in diameter trees must be planted on each Lot prior to the closing and occupancy of every finished residence. A public sidewalk shall be constructed of concrete four (4') feet wide by four (4") inches thick. The sidewalk shall be designed and constructed to meet up with any existing sidewalk on any abutting Lot and shall be constructed by the owner of the Lot prior to the time of completion of the main structure and before occupancy thereof, provided however, this provision shall vary to comply with any requirements of the City of Elkhorn, Nebraska.
18. Driveway approaches between the sidewalk and curb on each Lot shall be constructed of concrete. Should repair or replacement of such approach be necessary, the repair or replacement shall also be of concrete. No asphalt overlay of driveway approaches will be permitted.
19. No stable, dog run, kennel or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on any Lot, except for one dog house constructed for two (2) dogs, provided always that the construction plans, specifications and the location of the proposed structure have been first approved by Declarant, or its assigns, as required by this Declaration. Dog houses and dog runs shall only be allowed at the rear of the residence, attached to or immediately adjacent to the residence and hidden from view by P.V.C. fencing. No animal's livestock, agricultural type animals, fowl or poultry of any kind, including, pot-bellied pigs, shall be raised, bred or kept on any Lot. No excessive barking of any dog, or other excessive noise of any kind from any animal, shall be permitted on any Lot. Any dog or other animal that barks or makes other noise outside the home of any Lot at any time shall wear electronic collars to prevent such barking or other noise.
20. Prior to placement on any lot, the location of any exterior air conditioning condenser unit shall be first approved by the Declarant according to the requirements set forth in article I, paragraph 2, and shall be placed in the rear yard or any side yards so as not to be visible

from public view. No grass, weeds or other vegetation shall be grown or otherwise permitted to commence or continue, and no dangerous, diseased or otherwise objectionable shrubs or trees shall be maintained on any Lot so as constitute an actual or potential public nuisance, create a hazard or undesirable proliferation, or detract from a neat and trim appearance. Vacant Lots shall not be used for dumping of earth or any waste materials, and no vegetation on vacant Lots shall be allowed to reach a height in excess of twelve (12) inches.

21. No residence shall be constructed on a Lot unless the entire Lot as originally platted is owned by one owner of such Lot, except if parts of two or more platted Lots have been combined into one Lot which is at least as wide as the narrowest Lot on the original plat, and is as large in area as the largest Lot in the original plat.
22. No structure of a temporary character, carport, detached garage, trailer, basement, tent, outbuilding, shed or shack or other similar structure shall be erected upon or used on any Lot at anytime, either temporarily or permanently, unless approved of in writing by the Declarant. For the purposes of this paragraph, it is Declarant's intent that small, unobtrusive outbuildings may be allowed, with Declarer's prior written approval, for outdoor recreational use, i.e. pool houses, however, Declarant retains the sole and absolute power to approve or deny any request to construct the same. No structure or dwelling shall be moved from outside ELKHORN VIEW ESTATES to any Lot or modular home constructed on any Lot without the written approval of Declarant.
23. All utility service lines from each Lot line to a dwelling or other Improvement shall be underground.
24. Declarant does hereby reserve unto itself the right to require installation of siltation fences or erosion control devices and measures in such location, configurations and designs as it may determine appropriate in its sole and absolute discretion and at the sole cost and expense of the Lot owner where such siltation fences and/or erosion control devices are to be located.
25. All Lots shall utilize the trash company designated in writing by the Association for trash removal, as the same may be changed from time to time by the Association. Any Lot failing to utilize the trash company designated by the Association may be subject to a fine levied by the Association not to exceed \$50.00 per month. All Lots shall utilize only mailboxes installed by the Elkhorn View Estates Homeowners Association, which shall be the sole entity authorized to install mailboxes, in compliance with the United States Postal Service requirements, within the Elkhorn View Estates neighborhood.

## **ARTICLE II HOMEOWNERS ASSOCIATION**

### **1. Definitions.**



- A. "Association" shall mean and refer to the ELKHORN VIEW ESTATES HOMEOWNERS ASSOCIATION, its successors and assigns.
  - B. "Owner" Shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
  - C. "Properties" shall mean and refer to that certain real property hereinbefore described and such additions there to as may be subject to the jurisdiction of the Association.
  - D. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties.
  - E. "Declarant" shall mean and refer to ELKHORN VIEW, L.L.C., its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.
2. The Association. Declarant has caused or will cause the incorporation of ELKHORN VIEW ESTATES HOMEOWNERS ASSOCIATION, a Nebraska nonprofit corporation (hereinafter referred to as the "Association"). The Association has as its purpose the promotion of the health, safety, recreation, welfare and enjoyment of the residents of the Lots, including:
- A. The acquisition (by gift purchase, lease or otherwise), construction, landscaping, improvement, equipment, maintenance, operation, repair, upkeep and replacement of Common Facilities for the general use, benefit and enjoyment of the Members. Common Facilities may include recreational facilities such as lakes, swimming pools, tennis courts, health facilities, playgrounds and parks; dedicated and nondedicated roads, path ways and green areas; and entrance signs for ELKHORN VIEW ESTATES which common facilities maybe situated on property owned or leased by the Association, on public property, on private property subject to an easement in favor of the Association or on property dedicated to or owned by a Sanitary Improvement District.
  - B. The promulgation, enactment, amendment and enforcement of rules and regulations relating to the use and enjoyment of any Common Facilities, provided always that such rules are uniformly applicable to all Members. The rules and regulations may permit or restrict use of the Common Facilities by Members, their families, their guests, and/or by other persons, who maybe required to pay a fee or other charge in connection with the, use or enjoyment of the Common Facility.
  - C. The exercise, promotion, enhancement and protection of the privileges and interests of the residents of ELKHORN VIEW ESTATES, and the protection and maintenance of the residential character of ELKHORN VIEW ESTATES.

3. Owners' Easements of Enjoyment and Delegation of Use. Every owner shall have a right and easement of enjoyment in and to the Common Facilities, which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:
- A. The right of the Association, its lessor, successor and/or assigns, to promulgate reasonable rules and charge reasonable admission and other fees for the use of any Common Facility;
  - B. The right of the Association to suspend the voting rights and right to use of the Common Facilities by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations; and
  - C. The right of the Association to dedicate or transfer all or any part of the Common Facilities to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by 2/3rds of the Members has been recorded.

Any owner may delegate, in accordance with the rules and regulations of the Association, his right of enjoyment to the Common Facilities to the member of his/her family.

4. Membership and Voting. ELKHORN VIEW ESTATES is divided into single-family residential lots (which are collectively referred to as the "Lots"). The "Owner" of each Lot subject to this Declaration or any other Declaration filed against any or all of the Properties shall be a Member of this Association. For purposes of this Declaration, the term "Owner" of a Lot means and refers to the record owner, whether one or more persons or entities, of fee simple title to a Lot, but excluding however those parties having any interest in any of such Lot merely as security for the performance of an obligation (such as a contract seller, the trustee or beneficiary of a deed of trust or a mortgage). The purchaser of a Lot under a land contract or similar instrument shall be considered to be the "owner" of the Lot for purposes of this Declaration. With the exception of the Class B membership, as set forth below, the Owner of each Lot, whether one or more, shall have one vote on each matter properly before the Association. Membership shall be appurtenant to ownership of each Lot, and may not be separated from ownership of each Lot.

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to ten (10) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- a. When the total votes outstanding in the Class A membership equal three-fourths of the total votes outstanding in the Class B membership, or
- b. On June 1, 2012 or sooner at Declarant's discretion.

5. Purposes and Responsibilities. The Association shall have the powers conferred upon nonprofit corporations by Nebraska Nonprofit Corporation Act, and all powers and duties necessary and appropriate to accomplish the purposes and administer the affairs of the Association. The Powers and duties to be exercised by the Board of Directors, and upon authorization of the Board of Directors by the Officers shall include but shall not be limited to the following:

- A. The acquisition (by gift, purchase, lease or otherwise), development, maintenance, repair, replacement, operation and administration of Common Facilities, and the enforcement of the rules and regulations relating to the Common Facilities.
- B. The landscaping, mowing, watering, repair and replacement of parks and other public property and improvements on parks or public property or property, subject to a lease or easement in favor of the Association, within or near ELKHORN VIEW ESTATES.
- C. The fixing, levying, collecting, abatement and enforcement of all charges, dues, or assessments made pursuant to the terms of this Declaration.
- D. The expenditure, commitment and payment of Association funds to accomplish the purposes of the Association including but not limited to, payment for purchase of insurance covering any Common Facility against property damage and casualty; and purchase of liability insurance coverage for the Association, the Board of Directors of the Association and the Members serving thereunder.
- E. The exercise of all of the powers and privileges and the performance of all of the duties and obligations of the Association as set forth in this Declaration, as the same may be amended from time to time.
- F. The acquisition by purchase or otherwise, holding or disposition of any right, title or interest in real or personal property, wherever located, in connection with the affairs of the Association ELKHORN VIEW ESTATES Subdivision.

- G. The deposit, investment and reinvestment of Association funds in bank accounts, securities, money market funds, or accounts, mutual funds, pooled funds, certificates of deposit or the like.
  - H. The employment of professionals and consultants to advise and assist the Officers and Board of Directors of the Association in the general administration and management of the Association, and execution of such documents and doing and performance of their duties and responsibilities for the Association.
  - I. The Association has the authority to hire one trash company for the entire ELKHORN VIEW ESTATES subdivision
  - J. The doing and performing of such acts, and the execution of such instruments and documents, as maybe necessary or appropriate to accomplish the purposes of the Association.
6. Mandatory Duties of Association. The Elkhorn View Estates Homeowners Association shall construct, install, and maintain mailboxes to serve the Lots, in compliance with any requirements of the United States Postal Service and shall assess each Lot for the costs thereof. The Association shall maintain, in a generally neat and clean condition, any and all entrance ways, fence, signs and landscaping which have been installed in easement or other areas of the ELKHORN VIEW ESTATES subdivision and center islands dividing dedicated roads, in generally good and neat condition. The Association shall enter into a maintenance agreement with SID 518 and the City of Elkhorn which obligates the Association on a permanent and continuous basis to provide for the proper and continuous maintenance and upkeep of all medians, street islands, outlots, and common areas within the ELKHORN VIEW ESTATES subdivision, including all decorative street lights, subdivision signs, entrance signs and related fixtures, and including all landscaping and related fixtures.
7. Covenant for and Imposition of Dues and Assessments. The Declarant, for each Lot owned, herby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be expressed in such deed, is deemed to covenant and agree to pay dues and assessments as provided for herein. The Association may fix, levy and charge the Owner of each Lot with dues and assessments (herein referred to respectively as "dues and assessments") under the following provisions of this Declaration. Except as otherwise specifically provided, the dues and assessments shall be fixed by the Board or Directors of the Association and shall be payable at the times and in the manner prescribed by the Board.
8. Abatement and Proration of Dues and Assessments. Notwithstanding any other provision of this Declaration, the Board of Directors shall abate one hundred (100%) percent of the dues or assessments due in respect of any Lot owned by the Declarant. Upon Declarant's transfer of its ownership interest in a Lot, said abatement shall cease. Dues or assessments shall be prorated on a monthly basis.

9. Liens and Personal Obligations for Dues and Assessments. The assessments and dues, together with interest, thereon, cost and reasonable attorney's fees shall be the personal obligation of the Owner of each Lot at the time when the dues or assessments first become due and payable. The dues and assessments, together with interest, thereon, cost and reasonable attorney's fee shall also be a charge and continuing lien upon the Lot in respect of which the dues and assessments are charged. The personal obligation for delinquent assessments shall not pass to the successor in title to the Owner at the dues and assessments become delinquent unless such dues and assessments are expressly assumed by the successors, but all successors shall take title subject to the lien for such dues and assessments, and shall be bound to inquire of the Association as to the amount of any unpaid assessments or dues.
10. Purpose of Dues. The dues collected by the Association maybe committed and expended to accomplish the purpose of the Association described in Section 2 of this Article, and to perform the Powers and Responsibilities of the Association described in Section 5 and 6 of this Article.
11. Maximum Annual Dues. Unless excess dues have been authorized by the Members in accordance with Section 12, below, the aggregate dues which may become due and payable in any year shall not exceed the greater of:
  - A. Beginning February 1, 2006, One Hundred (\$100.00) Dollars per Lot; or
  - B. In each calendar year beginning on January 1, 2007, one hundred and ten percent (110%) of the aggregate dues charged in the previous calendar year.
12. Assessments for Mailboxes and Extraordinary Costs. In addition to the dues, the Board of Directors may levy a one time assessment of up to Four Hundred Fifty and NO/100ths Dollars (\$450.00) for the purpose of defraying, in whole or in part, the costs of acquisition, construction, and installation of mailboxes to serves the Lots in the Elkhorn View Estates subdivision. In addition to the dues and the mailbox assessment, the Board of Directors may levy an assessment or assessments for the purpose of defraying, in whole or part, the costs of and acquisition, construction, reconstruction, repair, painting, maintenance, improvement, or replacement of any Common Facility, including fixtures and personal property related thereto, and related facilities, however the aggregate assessments in each calendar year shall be limited in amount to One Hundred and No/100ths Dollars (\$100.00) per Lot.
13. Excess Dues and Assessments. With the approval of seventy-five percent of the Members of the Association, the Board of Directors may establish dues and/or assessments in excess of the maximums established in this Declaration.
14. Uniform Rate of Assessment. Assessments and dues shall be fixed at a uniform rate as to all Lots, but dues maybe abated as to individual Lots, as provided in Section 8, above.

15. Certificate as to Dues and Assessments. The Association shall upon written request and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the dues and assessments on a specified Lot have been paid to the date of request, the amount of any delinquent sums, and the due date and amount of the next succeeding dues, assessment or installment thereof. The dues and assessment shall be and become a lien as of the date such amounts first become due and payable.
16. Effect of Nonpayment of Assessments ~ Remedies of the Association. Any installment of dues or assessment which is not paid when due shall be delinquent. Delinquent dues or assessment shall bear interest from the due at the rate of rate of sixteen percent (16%) per annum or the legal rate of interest, whichever is less, compounded annually. The Association may bring in action at law against the Owner personally obligated to pay the same or foreclose the lien against the Lot or Lots, and pursue any other legal or equitable remedy. The Association shall be entitled to recover as part of the action and shall, be indemnified against the interest, costs and reasonable attorney's fees incurred by the Association with respect to such action. No Owner may waive or otherwise escape liability for the change and lien provided for herein by nonuse of the Common Facilities or abandonment of his Lot. The mortgagee of any Lot shall have the right to cure any delinquency of an Owner by payment of all sums due together with interest, costs, and attorney's fees. The Association shall assign to such mortgagee all of its rights with respect to such lien and right of foreclosure and such mortgagee may thereupon be subrogated to any rights of the Association.
17. Subordination of the Lien of the Mortgage. The lien of dues and assessments provided for herein shall be subordinate to the lien of any mortgage, contract or deed of trust as collateral for a home improvement or purchase money loan. Sale or transfer of any Lot shall not affect or terminate the dues and assessments lien.
18. Additional Lots. Declarant reserves the right, without consent or approval of any Owner or Member, to expand the Association or amend this Declaration to include additional residential lots in any subdivision, which is continuous to any of the Lots. Such expansion(s) may be affected from time to time by the Declarant or Declarant's assignee by recordation with the Register of Deeds of Cass and/or Saunders Counties, Nebraska of a Declaration of Covenants, Conditions, Restrictions and Easements, executed and acknowledged by Declarant or Declarant's assignee, setting forth the identity of the additional residential lots (hereinafter the "Subsequent Phase Declaration").

Upon the recording of any Subsequent Phase Declaration which expands the residential lots included in the Association, the additional lots identified in the Subsequent Phase Declaration shall be considered to be and shall be included in the "Lots" for purpose of this Article II and this Declaration, and the Owners of the additional residential lots shall be Members of the Association with all rights, privileges and obligations accorded or accruing to Members of the Association.

### **ARTICLE III. EASEMENTS**

1. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District, Alltel, or any other electric or telephone utility which has been granted the power to provide electric and/or telephone services within the Lots and any company which has been granted a franchise to provide a cable television system within the Lots, the Douglas County, Nebraska, People Natural Gas, and Sanitary and Improvement District No. 518 of Douglas County, Nebraska, their successors and assigns, to erect and operate, maintain, repair and renew buried or underground sewers, water and gas mains and cable, lines or conduits and other electric and telephone utility facilities for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service and for transmission of signals and sounds of an kinds including signals provided by a cable television system and the reception on, over, through, under and across a five (5) foot wide strip of land abutting the front and the side boundary lines of the Lots, an eight (8) foot wide strip of land abutting the rear boundary lines of all interior Lots and all exterior lots that are adjacent to presently platted and recorded Lots, and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior lots that area not adjacent to presently platted and recorded Lots. The term exterior Lots is herein defined as those Lots forming the outer perimeter of the Lots. The sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip when such adjacent land is surveyed, platted and recorded. No permanent buildings, trees, retaining walls or loose rocks shall be placed in the said easement ways, but the same maybe used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.
2. A perpetual easement is further reserved for Douglas County, Nebraska; and Metropolitan Utilities District, their successors and assigns and any other entity appointed by and contracting with Sanitary and Improvement District No. 518 of Douglas County, Nebraska to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, hydrants and other related facilities, and to extend thereon pipes, hydrants and other related facilities, and to extend therein pipes for the transmission of gas and water on, through, under and across a five (5) foot wide strip of land abutting all cul-de-sac streets; this license being granted for the use and benefit of all present and future owners of these Lots; provided, however, that such licenses and easements are granted upon the specific conditions that if any of such utility companies fail to construct such facilities along any of such Lot lines within thirty-six (36) months of date hereof, or if any such facilities are constructed but are thereafter removed without replacement within sixty (60) days after their removal, then such easement shall automatically terminate and become void as to such unused or abandoned easement ways. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the easement ways but some maybe used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforementioned uses or rights granted herein.
3. A perpetual easement is further reserved in favor of the Declarant and the Association, its successors and assigns to create, install, repair, reconstruct, paint, maintain, and renew a fence, standards and related accessories located on, over and upon the rear most ten (10) foot wide strip of land abutting the rear boundary lines of all Lots on the perimeter of the ELKHORN VIEW ESTATES subdivision.

4. Alltel and any other provider of telephone service may impose an installation charge.
5. Other easements are provided for in the final plat of ELKHORN VIEW ESTATES and any other plats relating to the ELKHORN VIEW ESTATES subdivision, which are or will be filed in the Office of the Register of Deeds of Douglas County, Nebraska.

#### ARTICLE IV. GENERAL PROVISIONS.

1. Except for the authority and powers specifically granted to the Declarant, unless Declarant's authority and power is specifically assigned by the Declarant to the Association, the Declarant, the Association or any owner of a Lot named herein shall have the right to enforce, by a proceeding at law or in equity, all reservations, restrictions, conditions and covenants now or hereinafter imposed by the provisions of this Declaration either to prevent or restrain any violation or to recover damages or other dues of such violation. Failure by the Declarant, the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.
2. Declarant may at its discretion add a second phase to this Declaration.
3. The covenants and restrictions of the Declaration shall run with and bind the land for a term of twenty (20) years from the date of this Declaration. Thereafter the covenants, restrictions and other provisions of this Declaration shall automatically renew for successive ten (10) year periods unless terminated or amended by the owners of not less than seventy-five (75%) percent of said Lots, which termination or amendment shall thereupon become binding upon all Lots. For a period of ten (10) years following the date hereof, Developer, its successors or assigns, shall have the sole, absolute and exclusive right to amend, modify or supplement all of any portion of these Protective Covenants from time to time by executing and recording one or more duly acknowledged Amendments to Protective Covenants in the Office of the Register of Deeds of Douglas County, Nebraska. Thereafter, this Declaration may be amended by an instrument signed by the owners of not less than seventy five (75%) of the Lots covered by this Declaration.
4. The Declarant, or its successors or assign, may terminate its status as Declarant under this Declaration, at any time, by filing a Notice of Termination of Status as Declarant. Upon such filing, or at such time of Declarant no longer owning any lots subject to this Declaration, the rights of the Declarant shall automatically transfer to the Association and the Association may exercise such rights or appoint another entity, association or individual to serve as Declarant, and the Association or such appointee shall thereafter serve as Declarant with the same authority and powers as the original Declarant.



Invalidation of any one or more provisions of this Declaration by judgment or court order shall in no way effect any of the other provisions hereof, which shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed, this 3 day of October 2005.

ELKHORN VIEW, L.L.C., Declarant"

By:   
Mark R. Hopkins, Member

By:   
Kurt Campbell, Member

STATE OF NEBRASKA )

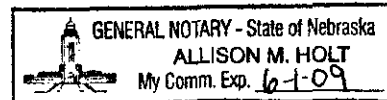
) ss.

COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 3 day of October 2005, by Mark R. Hopkins and Kurt Campbell, Members of ELKHORN VIEW, L.L.C. Declarant, known personally to me, who acknowledged the same to be their voluntary acts and deeds on behalf of said entity.



Notary Public



**ELKHORN VIEW ESTATES MAILBOX FEE**

**Mailboxes**

A one-time fee of up to \$450.00 will be charged upon the closing of each single-family lot.

**Purchaser's Name:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Lot Number:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Purchaser's Signature:** \_\_\_\_\_