

PROTECTIVE COVENANTS

FOR

FUXA ADDITION

Cass County, Nebraska

THIS DECLARATION, made this 23 day of August, 1990, by Bob L. Fuxa and Patricia L. Fuxa, husband and wife, hereinafter called the Declarant,

W I T N E S S E T H :

WHEREAS, Declarant is the owner of the real property described in Paragraph I of this Declaration, and is desirous of subjecting the real property described in said Paragraph I to the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof;

NOW, THEREFORE, Declarant hereby declares that the real property described in and referred to in Paragraph I hereof is, and shall be, held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations, easements, liens and charges hereinafter set forth.

Definition of Terms

"Building Site" shall mean any lot, or portion thereof, or any two or more contiguous lots, or a parcel of land of record and in a single ownership and upon which a dwelling may be erected in conformance with the requirements of these covenants.

"Association" shall refer to the Homeowners Association of the tract covered by these covenants of any extension thereof as herein provided.

I

Property Subject to This Declaration

The real property which is, and shall be, held and shall be conveyed, transferred and sold subject to the conditions, restrictions, covenants, reservations, easements, liens and charges with respect to the various portions thereof set forth in the various clauses and subdivisions of this Declaration is located in the County of Cass, State of Nebraska, and is more particularly described as follows, to-wit:

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Doc # 355  
# 29<sup>50</sup>

Not Record 8-22-90 at 11:15 A.M.  
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Cass Co., NE Patricia Fuxa

of Robert L. Fuxa and such other lot owners he shall appoint to serve with and finished ground elevation, by an architectural committee consisting of Robert L. Fuxa and such other lot owners he shall appoint to serve with development, and as to location of the building with respect to topography conformity and harmony of external design with existing structures in the showing the location of such building have been approved in writing as to in said development until the building plans, specifications, and plot plan B. No building shall be erected, placed, or altered on any premises quarters, and other outbuildings incidental to residential use of the premises. in height, a private garage for not more than three cars, guest house, servants' than one detached single-family dwelling not to exceed two and one-half stories erected, altered, placed or permitted to remain on any building site other residential building sites, except the lake area. No structures shall be A. All building sites in the tract shall be known and described as therein.

to enhance the values of investments made by purchasers of building sites for a high type and quality of improvement in said property, and thereby adequate free spaces between structures; and in general to provide adequately of building sites; to secure and maintain proper setbacks from streets, and thereof on building sites; to prevent hazardous and inharmonious improvement secure the erection of attractive homes thereon, with appropriate locations insure the highest and best development of said property; to encourage and improper or unsuitable materials; to obtain harmonious color schemes; to of poorly designed or proportioned structures, and structures built of the natural beauty of said property; to guard against the erection thereon depreciate the value of their property; to preserve, so far as practicable, sites against such improper use of surrounding building sites as will improvement of each building site thereof; to protect the owners of building declared to insure the best use and the most appropriate development and covenants, restrictions, conditions, reservations, liens and charges hereby The real property described in Paragraph 1 hereof is subject to the

General Purposes of Conditions

II

No property other than that described above shall be deemed subject to this Declaration, unless and until specifically made subject thereto.

Fuxa Addition Lots 1 through 9 and future platlings.

him. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in the event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

C. No building shall be located on any building site less than 50 feet from the front lot line for all sites covered by these covenants, nor less than 12.5 feet from any side street line. No building shall be located less than 10 feet from any side lot line or 5 feet from any building on the same site, except a detached garage or other outbuilding located in the rear yard may be placed 5 feet from the side line. No residence shall be so located as to reduce the rear yard of the plot on which it is located to less than 6 feet.

D. No residential structure shall be erected or placed on any building site, which has an area of less than 10,000 square feet or a width of less than 25 feet at the front building setback for interior lots, and less than 100 feet for corner lots.

E. No noxious or offensive trade or activity shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, and seller shall determine what constitutes noxious or offensive activity, and said determination shall be complete and final.

F. No trailer, basement, tent, shack, garage, barn, or other outbuilding other than guest houses and servants' quarters erected on a building site covered by these covenants shall at any time be used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitation. The keeping of a mobile home or travel trailer, either with or without wheels, on any parcel of property covered by these

covenants is prohibited. A motor boat, house boat or other similar water borne vehicle may be maintained, stored, or kept on any parcel of property covered by these covenants only if housed completely within a structure which has been architecturally approved by provisions of paragraph B hereof. No main residential structure shall be permitted on any building site covered by these covenants, the habitable floor area of which, exclusive of basements, porches, and garages, is less than 1400 square feet in the case of a one-story structure or less than 1800 square feet in the case of a one and one-half, two, or two and one-half story structure.

H. No animals or poultry of any kind other than house pets shall be kept or maintained overnight on any building site. Horses may be maintained overnight on designated area of the common grounds if the Homeowners Association, through its Board of Directors, adopts a policy permitting the same.

I. None of the land shall be used in whole or in part for the storage of any property or thing that will cause the land to appear in an unclean or untidy condition, or that will be noxious to the eye; nor shall any substance or material be kept upon the land that will emit a foul or noxious order, or cause any noise that will or might disturb the peace, quiet, comfort or serenity of the occupants of the surrounding property. No firearms or guns of any type or nature whatsoever shall be fired or discharged upon, over or across any land in the subdivision. All rubbish, trash and garbage shall be removed from the subdivision and shall not be burned by open fire, incinerator, or otherwise on the subdivision or any part thereof.

J. No dwelling house constructed in another area or addition and no prefabricated house may be moved onto or permitted to remain on any lot or portion thereof in this addition. All trailers, boats, or other recreational or business vehicles shall be stored in either enclosed structures or to the rear building line of the residence. All trucks having a capacity of over 3/4 of a ton shall be enclosed in structures, and such trucks shall not be permitted to be parked in driveways or on the public streets. No outside radio or TV antennas may be erected on any lot or portion thereof without the prior written approval of the undersigned. No signs or billboard of any type of nature whatsoever shall be placed on or constructed or erected on any lot or portion thereof.

K. All riparian rights or rights to use the lake are expressly reserved to seller. For future development, the use of the lake is a privilege to which the purchaser shall be entitled only by obtaining and maintaining membership in the Association in good standing. No rights to the use of the lake or any other facilities of the subdivision shall be transferred by conveyance of any lot except that nothing herein contained shall prohibit any lot owner's right of ingress and egress over the roads to his lot.

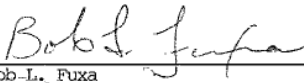
L. No boat docks, floats, or other structures shall be constructed or maintained in or on the lake without written permission of the Seller. Use of the lake shall be subject to the rules and regulations of the Homeowners Association. Seller reserves the use of the lake and other facilities for its corporate purposes without limitation.

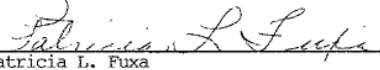
M. The owner of each building site to which these covenants apply shall automatically become a member of the Homeowners Association and shall participate in the operation of the Association in accordance with the by-laws of the said Association.

N. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until August, 2000, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of the then owners of the building sites covered by these covenants it is agreed to change said covenants it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Fuxa Addition as provided in Paragraph 3, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants or any part thereof by judgments or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

  
\_\_\_\_\_  
Bob-L. Fuxa

  
\_\_\_\_\_  
Patricia L. Fuxa

the necessary repairs and improvements to said leased premises.  
1. To maintain and protect said leased premises and make

The Lessee covenants and agrees with Lessor as follows:

of the leased portion of the premises to the Lessee.  
operation which would be detrimental to the safe use and operation  
allow the remaining portion of the premises to be used for any  
spraying operation. The Lessor further agrees that they will not  
agrees to provide Lessee water and electricity for it's crop  
Lessor on or before September 1 of each year. The Lessor further  
sum of \$400.00 per year with an annual payment due to the  
Lessee agrees to pay to Lessor for the use and rent thereof, the  
July 1, 1990, and ending on the 30th day of June, 1998. The said  
County, Nebraska, for a period of eight (8) years, beginning  
Section 36, Township 10 North, Range 12 East of the 6th P.M., Cass  
egress to the same, which is located in the S1/4 of the S1/4 of  
airplane runway and hangar building, together with ingress and  
"Lessee", that said Lessor hereby leases to said Lessee an  
Air-Care, Inc., a Nebraska corporation, hereinafter called  
following described premises, hereinafter called "Lessor", and  
Kalley L. Pollard, husband and wife, successors in title to the  
NOW, THEREFORE, it is agreed that Thomas J. Pollard and

October, 1985.

This lease was assigned to Air-Care, Inc., on the 11th day of  
Merritt and Zola Pollard, Lessors, and Aerial Applicators, Inc.  
WHEREAS, on June 22, 1978, a Lease was entered into between

LEASE

Doc # 391 \$ 15.50  
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Filed for Record 8-24-90 At 3:20 P.M.

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2. To not sublet any portion of the leased premises without the written consent of the Lessor.

3. To make no alterations in the premises without the consent of the Lessor in writing, except ordinary repairs as may be necessary.

4. At the expiration of the Lease, to surrender said premises to the Lessor.

5. The covenants herein contained shall run with the premises hereby let and bind the heirs, personal representatives, assigns, and successors of the Lessee and Lessor respectively.

IN WITNESS WHEREOF, the parties have hereunto executed this document in duplicate on the day and year first above written.

*Thomas J. Pollard*  
Thomas J. Pollard, Lessor

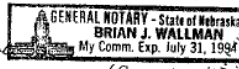
AIR-CARE, Inc., A Nebraska corporation, Lessee,

*Kelley L. Pollard*  
Kelley L. Pollard, Lessor

By: *Gerald Kime*  
Gerald Kime, President



8-13-90  
*Brian J. Wallman*



8-14-90  
*Brian J. Wallman*

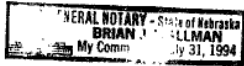
(Corporate Seal)



STATE OF NEBRASKA )  
                          )SS:  
COUNTY OF CASS      )

Before me, a notary public qualified for said county, personally appeared Gerald Kime, President of Air-Care, Inc., a Nebraska Corporation, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said corporation.

Witness my hand and notarial seal this 14th day of August, 1990.



*Brian J. Wallman*  
Notary Public

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Notary Public

*Brian J. Wallman*

Before me, a notary public qualified for said county, personally appeared Thomas J. Pollard and Kelley J. Pollard, husband and wife, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal this 13th day of August, 1990.

STATE OF NEBRASKA )  
                          ) SS:  
COUNTY OF CASS )

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