

UNITED STATES  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION

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NCHA  
P.O. Box 541062  
Omaha, NE 68154 ✓ 5858

DECLARATIONS  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR NELSON'S CREEK SUBDIVISION

THIS DECLARATION, made on this date hereinafter set forth by NELSON'S CREEK HOMEOWNERS ASSOCIATION, a Nebraska Nonprofit Corporation organized under and subject to the Nebraska Nonprofit Corporation Act, hereinafter referred to as the "Declarant,"

WITNESSETH:

WHEREAS, the Declarant is the association of the members/owners of the following real property:

Lots 1 through 7 Nelson's Creek Replat, inclusive; and  
Lots 1 through 189, inclusive; and  
Lots 192 through 429, inclusive; and  
Lots 431 through 443, inclusive  
in Nelson's Creek Subdivision, Douglas County, Nebraska

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

WHEREAS, the conveyance of said Lots shall be subject to certain protective covenants, conditions, restrictions, reservations, liens and charges as hereinafter set forth.

DEFINITIONS

"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.

"PROPERTIES" shall mean and refer to all such properties that, Lots 1 through 7 Nelson's Creek Replat, inclusive; and Lots 1 through 189, inclusive; and Lots 192 through 429, inclusive; and Lots 431 through 443, inclusive in Nelson's Creek, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, are subject to the Declaration or any supplemental Declaration under the provisions hereof.

"LOT" shall mean and refer to any plot of land shown upon the recorded subdivision map of the Properties, including lots and outlots.

"DECLARANT" shall mean and refer to NELSON'S CREEK HOMEOWNERS ASSOCIATION, its successors and assigns.

"BOARD OF DIRECTORS" shall mean and refer to the duly elected officers/agents of the association, as designated in the By-Laws of the Corporation.

"ARCHITECTURAL REVIEW COMMITTEE" shall mean the individual or committee appointed by the Board of Directors.

NOW, THEREFORE, the Declarant hereby declares that each and all of the Lots shall be held, sold and conveyed subject to the following conditions, covenants, restrictions 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 these residents of the Lots.

These conditions, covenants, restrictions 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 thereto, as is more fully described herein. The Lots, and each Lot is and shall be subject to all and each of the following conditions and other terms:

1. SINGLE FAMILY RESIDENTIAL. Each Lot shall be used exclusively for single-family residential purposes, except for such Lots or portions thereof as may hereinafter be conveyed or dedicated by Declarant, or its successors or assigns, for use for a church, school or park, or for other non-profit use(s).
2. SET-BACKS. All set-backs, side yards and rear yard requirements shall be in conformity with applicable laws and ordinances. All structures, including driveways, sidewalks and patios placed upon any Lot shall conform to the zoning requirements and the building code requirements of the City of Omaha.
3. NOXIOUS, OFFENSIVE, OR ILLEGAL ACTIVITY PROHIBITED. No noxious, offensive, or illegal 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. Further, home occupations, as defined in the zoning ordinance of the Municipal Code of the City of Omaha, NE, shall not be permitted to take place within any of the residential dwellings.

#### BUILDING REQUIREMENTS

4. AREA. No building shall be created, altered, placed or permitted to remain on any lot other than one detached single family dwelling, not to exceed two stories in height, nor containing finished living areas exclusive of porches, breezeways, carports and garages of less than the following: a two-story dwelling house constructed on any of said residential lots shall have a minimum of 2,100 square feet, exclusive of the basement area, with a first floor area, above the basement area, of not less than 1,050 square feet with an attached garage on the first floor level. A one-and-a-half story dwelling house shall have a total area of not less than 1,800 square feet, exclusive of the basement area, with a first floor area of not less than 1,350 square feet with an attached garage on the first floor level. A one-story dwelling house shall have a total of not less than 1,500 square feet with an attached garage on the first floor level above the basement level. That said areas are exclusive of porches or attached garages. Each house shall have an attached garage for not less than two automobiles, however, additional garages may be put in the basement area as long as they do not face the street at the front of the house. The maximum height of a dwelling shall be two stories. A basement is not considered a story if it is 100% above grade on one side and essentially below grade on the other sides. Area means finished habitable space measured to the exterior of the enclosing walls, and does not include porches, breezeways, courtyards, patios, basements, garages or carports.
5. ROOFS. All dwellings shall be roofed with an approved material as listed on the "Approved Roofing Materials List." This list shall be maintained by the association and amended as needed to include newly-developed materials. As this list may not be all-inclusive, application for approval of alternative materials for a new or replacement roof shall be made in writing to the Architectural Review Committee, and the approval of alternative roofing materials shall be determined on a case-by-case basis. However, asphalt/fiberglass, three-tab style shingles shall not be permitted.

No furnace flue may protrude more than five (5) feet from the roof of the dwelling, as measured from the top cap of the flue to the point from which the flue emerges from the roof. All furnace flues must be located on the rear side of the roof edge.

6. FOUNDATION. Exposed portions of the foundation on the street side of each dwelling (except those sides exposed to Blondo Street or 144th Street) are to be covered with either siding or brick and exposed portions of the foundation on the sides and rear of each dwelling shall be either covered with brick, stone, or siding or shall be painted. Fireplace chimneys are to be covered with brick, stone or siding.
7. HOME & LANDSCAPE MAINTENANCE. Each homeowner shall maintain the exterior of their dwelling. This includes but shall not be limited to: exterior paint, windows, roofing, fencing and landscaping.

Each improved lot shall have at least one tree, not less than two (2) caliper inches in diameter, planted in the front yard. Each homeowner shall maintain their property including control of noxious weeds; grass trimmed to a maximum length of eight (8) inches, and disposal of yard waste to comply with all local sanitary waste standards. No trees shall be planted in the right-of-way located between the street pavement and the sidewalk.

8. SIDEWALKS. Public sidewalks shall be constructed and maintained of unpigmented concrete four feet wide by four inches thick in front of each built-upon Lot and along the street side of each built-upon corner lot, per city code. The sidewalks shall be placed five feet back of the street curb line and shall be constructed by the then owner of the Lot prior to time of completion of the main structure and before occupancy or use thereof; provided, however, this provision shall be varied to the extent required to comply with any subsequent requirements of the City of Omaha.
9. DRIVEWAYS. Driveway approaches between the sidewalk and curb on each Lot shall be constructed of unpigmented concrete. Should repair or replacement of such approach be necessary, the repair or replacement shall also be of unpigmented concrete. No asphalt overlay of driveway approaches shall be permitted.
10. SWIMMING POOLS. No swimming pool shall be permitted which extends more than one foot above ground level. All pool filters, equipment and tools shall be stored properly and out of street view.
11. ARCHITECTURAL REVIEW COMMITTEE. The Declarant, through its Architectural Review Committee shall consider general exterior appearance, exterior color or colors, architectural character, harmony or external design and location in relation to surroundings, topography, location within the Lot boundary lines, quality of construction, size and suitability for residential purposes as part of its review procedure.

Documents submitted for approval shall be clear, concise, complete, consistent and legible. All drawings shall be to scale. Samples of materials to be included in the improvement may be required of the applicant at the discretion of the Architectural Review Committee. Submittals for the approval shall be made in duplicate and the comments and actions of the Architectural Review committee will be identically marked on both copies of said submittals. One copy will be returned to the applicant, and one copy will be retained as part of the permanent records of the Committee. Each applicant shall submit to the

Architectural Review Committee the following documents, materials and/or drawings:

- A. Site plan indicating specific improvement and indicating Lot number, street address, grading, surface drainage and sidewalks.
- B. Complete construction plans shall include exterior elevations clearly indicating flues or chimneys, type and extent of siding, roofing, other faces and/or veneer materials.
- C. Plans shall be submitted to the Association's P.O. Box of record.

The approval or disapproval of the Architectural Review Committee as required in these Covenants shall be in writing. Failure of the Architectural Review Committee to give either written approval or disapproval of submitted plans within thirty (30) days after receipt of all of the documents by mailing such written approval or disapproval to the last known address of the applicant as shown on the submitted plans, shall operate to release such Lot from the provisions of foregoing provision.

12. PROHIBITIONS. 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 twenty (20) days within a calendar year. No motor vehicle may be parked or stored outside on any Lot, except vehicles driven on a regular basis by the occupants of the dwelling located on such Lot. No grading nor excavating equipment, tractors or semitractors/trailers shall be stored, parked, kept or maintained in any yards, driveways or streets. 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 zoning ordinances of the City of Omaha, Nebraska.

No incinerator or trashburner shall be permitted on any Lot. No garbage or trash can or container shall be permitted to remain outside of any dwelling unless completely screened from view from every street and from all other Lots in the subdivision. No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling except while in actual use. No garage door shall be permitted to remain open except when entry to and exit from the garage are required. No clotheslines shall be permitted outside of any dwelling at any time. Any exterior air conditioner condensing units or heat pump units shall be placed in the designated rear yard of the dwelling and in no case closer than ten (10) feet to the neighboring property line. Detached accessory buildings are not permitted.

Radio, television, Ham broadcasting or other electronic antenna or aerial should be placed in the attic of the house, or in any other place in/on the house where it is concealed from street view.

No storage structure or other enclosed out-building shall be erected on said Lot, or used as a residence, temporarily or permanently. No prefabricated or factory built house or residential dwelling built elsewhere shall be moved onto or assembled on any of said Lots. No pre-cut dwelling shall be assembled on any of said Lots. No full or partial subterranean dwellings or log houses shall be constructed or erected on any Lot. No dwelling shall be moved from outside of the Properties onto any of said Lots.

13. POWER AND TELEPHONE EASEMENTS. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns,

to erect, operate, maintain, repair and renew underground conduit and wires for the carrying and transmission of electric current for light, heat and power, and for all telephone, telegraph and message service below a five foot (5') strip of land adjoining the side boundary line and an eight foot (8') strip of land adjoining the rear boundary line of said Lots in said addition; said license is granted for the use and benefit of all present and future owners of Lots in said addition; provided however, that said side Lot easement is granted upon the specific condition that if both of said utility companies fail to construct underground conduit and wires along any of said Lot lines within thirty-six (36) months of the date hereof, or if any underground conduits and wires are constructed but are thereafter removed without replacement within sixty (60) days after their removal, such side Lot easement shall automatically terminate as to such unused or abandoned easement ways. All telephone, cable television and electric power service lines from property line to dwelling shall be underground.

14. CABLE TELEVISION LINE EASEMENTS. A perpetual license and easement is hereby reserved in favor of the Declarant, its successors and assigns, to erect, operate, maintain, repair and renew, or contract for the erection, installation, operation, maintenance and repair of underground conduit, wires and/or cable for the carrying and transmission of cable television service buried within a five foot (5') strip of land adjoining the side boundary lines and an eight (8') strip of land adjoining the rear boundary lines of said Lot in said addition, said license is granted for the use and benefit of all present and future owners of Lots in said addition; provided, however, that said Lot easement is granted upon the specific condition that if cable television lines are not installed along any of said lot lines within forty-eight (48) months of the date hereof, or if any underground television cable lines are constructed but are thereafter removed without replacement within sixty (60) days after removal, such side lot easement shall automatically terminate as to such unused or abandoned easement ways.
15. EASEMENTS FOR ENTRANCE AND DEVELOPMENT SIGNS. The Nelson's Creek Homeowners Association shall have an easement on portion of Lots 1, 30, and 40 and on outlots 1 and 2 for placement and maintenance of entry signs showing the Subdivision. Said easements are as shown on surveyors certificate.
16. NELSON'S CREEK HOMEOWNER'S ASSOCIATION. All of the involved property is and will be through November 30, 2025, included in membership in Nelson's Creek Homeowner's Association as a benefit or burden running with and as a charge upon the ownership of any of the Lots and parcels contained in said property.

The Association will have the right, in general, without any part of its earnings inuring to the private benefit of its members, to promote and sustain their business, welfare and otherwise provide for their mutual interest by maintenance of public facilities, whether streets, medians or similar property and by acquiring and maintaining or contributing to the general aesthetic appearance and upkeep of the entire area including making any necessary contracts with public authorities relative to the cleaning, removal of snow, or planting, and upkeep of medians and right-of-way areas within and adjacent to the property covered by the Homeowner's Association.

Every Lot or parcel in Nelson's Creek Subdivision, including later plattings as and when platted, will be automatically included in membership in the Association as a benefit or burden running with and as a charge upon the ownership of each such Lot or parcel or portion

thereof, and the owners of any other property will have the right at any time or from time to time, but only upon receipt of an express written acceptance executed by the Association thereafter to include any such Lot or parcel in membership in the Association as a benefit or burden running with a charge upon the ownership of such Lot or parcel.

Dues or other charges for each Lot or parcel included in membership as fixed by the Association in the manner set out in its Articles of Incorporation or its By-Laws as from time to time amended, will each constitute until abated or paid a lien upon or charged against such Lot or parcel in favor of the Association; but no such lien upon any Lot or parcel will at any time be superior to any earlier or later established lien upon such Lot or parcel for security for a building made or purchase money loan or the unpaid balance of a purchase contract for such Lot or parcel.

The obligations and privileges or membership in the Association will in the manner set out in its Articles of Incorporation or its By-Laws, as from time to time amended, extend to contract purchaser and owners of all Lots or parcels included in membership and appertain to and be coterminous with the portion of the interest of each such contract purchaser or owner; but each member will be and remain personally liable to the Association until abatement or payment for all dues or other charges is fixed by it at any time or from time to time throughout the duration of such interest and membership.

Enforcement. The Covenant and Declaration set out herein may be enforced by the Association, which will be entitled at any time or from time to time to institute any equitable or legal proceedings appropriate, convenient, or necessary for enforcement as to any contract purchaser or owner to fix a reasonable charge for such action as to any Lot or parcel as a lien upon and charge against such Lot in favor of the Association.

17. FENCES. Fences on interior properties may be wood, plastic, vinyl-coated chain-link, or wrought iron. No barbed-wire, and exposed electric fencing shall be allowed. Wood fencing shall be cedar or pressure-treated and may be sealed, painted or left to weather naturally. All fences and fence finishes are subject to the approval of the Architectural Review Committee.

Rear fences on the perimeter properties, backing on Blondo Street or 144th Street, shall be six (6) feet high, board-on-board (shadow box) style, and constructed of flat-top, natural cedar. The street side surface of all perimeter fencing shall allowed to weather naturally, though once weathered it may be sealed with a clear sealant. A sloping framework fence is to be used as required by the terrain. A stepped framework fence is not allowed.

Front fences shall not be located on any Lot nearer to the street than the structure located on said Lot, the side yard fence may be located up to the side yard property line, however, in no event, shall the fence be located nearer to the street than the structure in front of the structure located on said Lot than the structure itself.

18. DOG RUNS. Dog runs and kennels shall not be permitted on any Lot.
19. SIGNS. No advertising signs, business activities 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 "Home For Sale"; nor shall any non-association signs be permitted on any association common property,

i.e., islands, entrances or outlots. Exception to sign restriction shall be permanent subdivision entrance signs.

20. BUSINESS ACTIVITIES. Home occupations, as defined in the zoning ordinances of the Municipal Code of the City of Omaha, Nebraska shall not be permitted to take place within any of the residential dwellings. Further, business activities, which at anytime require the presence of customers or clients in or on premises, shall not be conducted on any Lot.
21. REMOVAL OF DEBRIS. Upon completion of the construction or remodeling of any dwelling house or building on the above Lots, the construction debris must be removed from the area of the Nelson's Creek Addition and neither burned nor left in the area.
23. COMPLETION OF CONSTRUCTION. Construction of any improvement or repair shall be completed within one (1) year from the date of commencement. No excavation or fill dirt shall be spread across any Lot in such a fashion as to materially change the contour of any Lot.

No residential dwelling shall be occupied by any person as a dwelling for such person until the new construction of such dwelling has been completed, and a certificate of occupancy is issued, except for minor finish details as determined and approved by the Architectural Review Committee.

24. ASSIGNMENT. The rights, powers and responsibilities of the Declarant as outlined and contained in this Agreement may be assigned and delegated by NELSON'S CREEK HOMEOWNERS ASSOCIATION.
25. NON-LIABILITY OF ARCHITECTURAL REVIEW COMMITTEE AND ITS AGENTS. Neither the undersigned nor any member of the Architectural Review Committee by virtue of his membership thereon, or discharge of his duties required thereby, shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing, nor for any structural or other defects in any work done according to such plans or specifications.
26. ENFORCEMENT OF COVENANTS. Except for the authority and powers specifically granted to the Declarant, the Declarant 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 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.
27. AMENDMENT. For a period of ten (10) years following the date hereof, the Declarant shall have the right to amend, modify, or supplement all or 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, Douglas County, Nebraska.
28. TERM OF COVENANT. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty-five (25) years from the date this Declaration is recorded. This Declaration may be amended by the Declarant, or any person, firm, corporation, partnership, or entity designated in writing by the Declarant, in any manner it shall determine in its full and absolute discretion for a period of ten (10) years from the date hereof. Thereafter this Declaration may be amended by an instrument signed by the owners of not less than eighty percent (80%) of the Lots covered by this Declaration.



29. SEVERABILITY. Invalidation of any one of these covenants by judgement or Court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, Nelson's Creek Homeowners Association has executed these presents, this 17<sup>th</sup> day of October, 2000.

NELSON'S CREEK HOMEOWNERS ASSOCIATION,  
a Nebraska Nonprofit Corporation

By:

Janet T. Pol  
Janet T. Pol, Association President

Don Hindmarsh  
Don Hindmarsh, Association Vice-President

Tim Gombold  
Tim Gombold, Association Secretary

Mark Renfrow  
Mark Renfrow, Association Treasurer

Doug Mann  
Doug Mann, Association Board Member

Lucy Incontro  
Lucy Incontro, Association Board Member

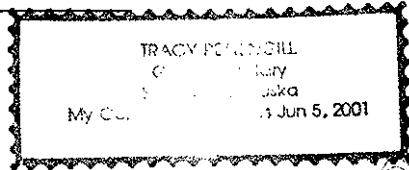
Dave Roza  
Dave Roza, Association Board Member

Brian McGrath  
Brian McGrath, Association Board Member

Todd Lines  
Todd Lines, Association Board Member

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

STATE OF NEBRASKA )  
                          ) ss.  
COUNTY OF DOUGLAS )



On this day and year last above written before me, the undersigned, a Notary Public, personally came Janet T. Pol, Don Hindmarsh, Tim Gombold, Mark Renfrow, Doug Mann, Lucy Incontro, Dave Roza, and Brian McGrath, duly elected representatives of the Nelson's Creek Homeowners Association, to me personally known to be said elected representatives and the identical persons whose names are affixed to the above Covenant and Declaration, and acknowledged the execution thereof to be voluntary acts and deeds as such elected representatives and the voluntary act and deed of said association.

Todd Lines (initials)

Witness my hand and Notarial Seal at Omaha in said County, the day and year last above written.

Tracy Pettengill  
Notary Public

