

**DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LOTS 39 AND 41, BLOCK 7, OAK PARK FIRST ADDITION**

97 FEB 27 AM 10:38

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

THIS DECLARATION, made on the date hereinafter set forth by Robin L. Renard and Patricia L. Renard, hereinafter referred to as "Declarants",

W I T N E S S E T H:

WHEREAS, the Declarants are the Owners of the following described real property:

Lots 39 and 41, Block 7, Oak Park First Addition, as surveyed, platted and recorded in Washington County, Nebraska, and,

WHEREAS, the Declarants will convey said lots, subject to certain protective covenants, conditions, restrictions, reservations, liens, and charges as hereinafter set forth.

NOW, THEREFORE, the Declarants hereby declare that both of the lots described above shall be held, sold and conveyed subject to the following restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of said lots. These covenants, restrictions, and conditions shall run with said real property, and shall be binding upon all parties having or acquiring any right, title or interest in the above described lots, or any part thereof, and they shall inure to the benefit of each owner thereof.

1. All lots shall be known and designated as residential building lots.
2. All residential buildings shall be of "stick-built" new building construction.
3. Dwellings constructed elsewhere and/or previously occupied shall not be moved on to either of these lots.
4. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2007.
5. If any person or persons shall violate any of the covenants herein, it shall be lawful for any person or persons owning any of the above described lots, including a person or persons purchasing a lot on a land contract, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any

