

PROTECTIVE COVENANTS

1. These Covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1, 1999:

Lots 301 through 349, inclusive, in Skyline Ranches 111, a subdivision in Douglas County, Nebraska.

2. If the present or future owners, users or occupants of any of said lots shall violate or attempt to violate any of these Covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute proceedings at law or equity against the person violating or attempting to violate any such Covenant and either to prevent him from so doing or to recover damages for such violation.

3. Invalidation of any of these Covenants by judgment or court order shall in no way affect any of the other provisions. The undersigned reserves the exclusive right to modify, alter or waive these Covenants by means of a recorded written instrument as to any lot or lots in cases where the undersigned deems it necessary or advisable because of unusual circumstances or to prevent hardship.

4. The following identified lots shall be used only for single-family residential purposes except such lots, or portions thereof, as may hereafter be conveyed or dedicated by the undersigned for recreational, public, church, educational or charitable uses, to-wit:

Lots 301 through 349, inclusive, in said Skyline Ranches 111, a subdivision.

5. Prior to any construction or grading on residential lots, the owner must first submit construction plans to the undersigned and secure its written approval thereof. Plans shall include site plans showing location of residence, other buildings and structures. Said plans shall include at least four (4) exterior elevations, exterior materials, floor plan, foundation plan, plot plan, landscaping plan, drainage plan and site lines. In the event owner contemplates construction of fence, such plans shall include the type of material to be used and the location thereof. The use of barbed wire of any kind in construction and/or maintenance of any fence on the premises is strictly prohibited. Plans will not be returned to the owner. Within thirty days after receipt of said plans, the undersigned shall either notify the owner in writing of

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its approval of plans or of disapproval with reasons therefor, but if undersigned shall fail to send either notice within the 30-day period, then such plans shall be deemed approved. Said plans shall also include the plans, specifications and diagram for the septic system.

6. Construction on or improvement of any residential lot shall be subject to the following restrictions:

- a) Minimum Yards - The minimum front, side and rear yard requirements of the Douglas County single-family 1 (SF-1) zoning district as now enacted shall govern this subdivision. Any waiver or change of such restrictions by Douglas County shall not be effective to alter this covenant unless the undersigned likewise consents in writing to such waiver or change.
- b) Minimum Buildable Area - No lot shall be used as a building site for a residential structure if the lot has been reduced in area below its originally platted size, unless such lot split or subdivision has been approved in writing by the undersigned.
- c) Minimum Dwelling Size - For said lots 301 through 349, inclusive, each dwelling shall contain not less than 1800 square feet of finished living space (exclusive of porches, breezeways and garages) and the foundation walls (excluding breezeways and attached garages) must enclose a ground area of not less than 1200 square feet.
- d) The roofing material for all dwellings shall consist of wood shingles; PROVIDED, that the undersigned may waive this requirement and consent in writing to the use of other suitable roofing material. However, asphalt shingles shall not be approved.
- e) Garages - Each residence shall include an enclosed garage for at least two cars (attached, detached or basement).
- f) Wiring - All power and telephone service wires shall be buried underground.
- g) Drives - Driveways shall be Portland concrete or asphalt from the public roadway to the garage, installed and completed prior to completion of construction.

h) Construction of each dwelling or structure must be completed within one year after excavation for footings.

i) Subject to the restrictions on the location thereof hereinafter noted in Paragraph 9, below, not less than three ornamental or deciduous shade trees must be planted on each residential lot within one year after excavation for footings, and thereafter maintained in good growing condition, or replaced as necessary.

7. Any and all livestock maintained on premises shall be kept in accordance with the requirements of SF-1 zoning and shall be located to the rear of the residence. On corner lots, said livestock shall be maintained no closer to the street than the residence setback on the adjoining lot, unless specifically waived by the owner of the adjacent lot. All structures used for the housing or maintenance of livestock, and any areas where livestock are maintained or kept shall be maintained at all times in a clean, neat, orderly manner by the owner of said real estate. Manure in stables must be collected at least daily and place in concrete or metal fly-proof containers. All manure must be removed from the premises at least weekly. All horse fencing must be kept in good condition and not allowed to deteriorate or look shabby. The owner of each lot shall take all reasonable and necessary steps to insure adequate rodent control on said lot.

8. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company (hereinafter called Licensees or Grantees), their successors and assigns, to erect and operate, maintain, repair, replace and renew buried or underground cables 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 over, under, through and upon a five (5) foot strip of division, and an eight (8) foot strip of land adjoining the rear boundary line of said lots. A perpetual easement is also reserved in favor of and granted to Sanitary and Improvement District No. 157 of Douglas County, Nebraska, Skyline Water Co., and Peoples Natural Gas Co., (hereinafter called Grantees), their successors and assigns, to construct, operate, use, maintain repair, replace and renew water mains and gas mains over, under, through and upon said five (5) foot strips of land adjoining the rear and eight (8) foot strips of land adjoining the side boundary lines of said lots in said subdivision. Said license and easements are granted for the use and benefit of all present and future owners of lots in said subdivision; provided, however, that said side lot line easements are granted upon the specific conditions a) that at least one of said

shall not be permitted to be parked in driveways or on the public streets. No outside radio or TV antennae may be erected on any lot or portion thereof without the prior written approval of the undersigned. No signs or billboards of any type or nature whatsoever shall be placed on or constructed or erected on any lot or portion thereof without the prior written approval of the undersigned.

12. Prior to connecting any residence or other structure to the water main which serves each lot, the owner must first submit a written application therefor to Skyline Water Co., a Nebraska corporation, on a prescribed form and obtain approval thereof from said Skyline Water Co. Such connection to the water main, including the furnishing and installation of an approved meter, shall be made at the owner's sole expense.

EXECUTED this 29 day of September, 1976.

WESTWARD DEVELOPMENT CO.

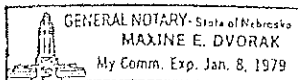
By: L. A. Thornton
L. A. Thornton, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On the date last-above written, before me, the undersigned a Notary Public in and for said County, personally came L. A. Thornton, President of Westward Development Co., to me personally known to be the President and the identical person whose name is affixed to the foregoing Protective Covenants, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of the said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County on the date last-above written.

Maxine E. Dvorak
Notary Public



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NOTARY PUBLIC OFFICE
1000 F STREET
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