

BOOK 854 PAGE 375

DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF SUNRIDGE TOWNHOMES, A SUBDIVISION
IN DOUGLAS COUNTY, NEBRASKA

This Declaration made on the date hereinafter set forth is made by Ridgefield Limited Partnership, hereinafter referred to as the "Declarant".

PRELIMINARY STATEMENT

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

Lots 1 through 15, inclusive, in Sunridge Townhomes, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

Such lots are herein referred to collectively as the "Townhome Lots" and individually as each "Townhome Lot". The Declarant is successor to the original Declarant, Sunridge Development Company, which previously executed and filed an Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements of Sunridge, a subdivision in Douglas County, Nebraska dated February 15, 1985 (hereinafter referred to as the "Declaration"). The Declaration has been filed in the office of the Register of Deeds of Douglas County, Nebraska in Book 731, Page 433.

The Declarant desires to make the Townhome Lots subject to all the covenants, conditions, restrictions and easements in the Declaration.

NOW, THEREFORE, the Declarant hereby declares that each and all of the Townhome Lots shall be held, sold and conveyed subject to the restrictions, covenants, conditions and easements in the Declaration, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Townhome Lots. The restrictions, covenants, conditions and easements in the Declaration shall run with, and be binding upon all parties having or requiring any right, title and interest in each Townhome Lot, or any part thereof, as more fully described in the Declaration. Without limiting the generality of the foregoing: (1) each Townhome Lot shall be considered and treated as a "Lot" under the terms and conditions of the Declaration; and (11) pursuant to Article I, Paragraph 1 of the Declaration, the Townhome Lots shall be used exclusively for single-family or duplex residential purposes.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 29th day of June, 1988.

268 JUL -6 PM 4:11

GEORGE A. GUDENIOW
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

RIDGEFIELD LIMITED PARTNERSHIP, a Nebraska limited partnership, Declarant

BY: MAENNER CO., the general partner

By: John R. Maenner
President

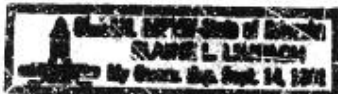
dk 854 N 92-246-5R FEE 12.50

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

pg 375 N 92-246 DEL MA MC WC
ss.: MAENNER CO. COMP all: F/B MC -37575

The foregoing instrument was acknowledged before me this 29th day of June, 1988, by John R. Maenner, President of Maenner Co., the general partner of Ridgefield Limited Partnership, a Nebraska limited partnership, on behalf of the partnership.

Clair L. Limpach
Notary Public



11075 F Mac