

THOMAS LAKES SUBDIVISION  
RESTRICTIVE COVENANTS

STATE OF NEBRASKA )  
                                   )ss.  
 County of Saunders)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Melvin Thomas, does hereby certify that he is the owner of the following real property, to-wit:

Lots One (1) through 112 inclusive, of Thomas Lakes Subdivision as surveyed, platted and recorded in Saunders County, Nebraska, including all street and common areas contained within said subdivision.

For the purpose of providing for an orderly development of said subdivision and to preserve the residential-recreational nature of such subdivision, the undersigned hereby imposes and adopts the following restrictions, reservations and covenants with respect to said subdivision, to-wit:

1. All lots shall be utilized only for single family dwellings or cabins and only one family may own a lot.
2. The making of new gate keys by the lot or cabin owner or any member of his family is forbidden and the loss of a key by a lot or cabin owner or family member must be immediately reported to Melvin Thomas or his successor.
3. Garbage, rubbish, and other debris shall not be disposed of within the subdivision or in the Platte River on the cabin area side.
4. Lot owners are forbidden to trespass upon the non-subdivision areas adjacent to the cabin area. These areas are posted and are private property.
5. The use of firearms, including air rifles and sling shots, in or adjacent to the cabin area is forbidden.
6. The gate must be closed and locked from 6:00 P.M. to 6:00 A.M., with the exception of Sunday when the gate is to be locked the entire day.
7. Each lot owner shall comply with all of the rules as are duly adopted by the Thomas Lakes Cabin Owners Association.
8. The conduct of all guests and members of the lot or cabin owner's family is the direct responsibility of the lot or cabin owner, and violations of any of these regulations by said guests or family members are grounds for revocation of the lot owner's privileges of using the common areas, provided due notice is given and the lot owner has failed to remedy the situation.
9. Because of the danger inherent in deep water, ice skating, ice boating, and similar ice sports are forbidden on the lake or river.

10. Only boats registered to a bona fide lot owner shall be on the lake. All Nebraska boating rules and regulations shall be strictly enforced. There shall be no water skiing or fast boating.
11. All boats must have liability insurance and satisfactory proof of such insurance must be furnished to Melvin Thomas or his successor prior to the operation of any boat on the lake.
12. For the safety of swimmers, boats and skiers shall stay beyond a distance of 20 feet from the shoreline when under power.
13. Boats coming to or from shore will give right-of-way to swimmers.
14. Boat safety equipment will comply with Nebraska rules and regulations.
15. No one under age 16 is allowed to drive a powered boat, except 14 and 15 year olds may do so if accompanied by an adult.
16. No boat dock may extend more than 10 feet from the shore.
17. Mini-bikes or other non-conventional or non-licensed vehicles must fly a visible red flag no lower than five feet from ground level. Such vehicles may not be operated before 9:00 A.M. nor after 9:00 P.M. This does not apply to conventional motor vehicles operated by licensed operators.
18. Guests' dogs must be leashed or penned at all times. This regulation does not apply to lot owners who, however, will be held liable for any injuries or damage caused by their dogs. Excessive barking, either day or night, shall be grounds for removal of the dog whether owned by guests or the lot owner.
19. There shall be no more than one residence per lot. No lot shall be divided into smaller plots.
20. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall any other activity be conducted which may become a nuisance to the neighborhood.
21. Each lot owner shall be required to become a member of the Thomas Lakes Cabin Owners Association. The Association shall have the authority to assess lot and cabin owners for their respective shares for street and common area maintenance and similar services. The Thomas Lakes Cabin Owners Association shall be expected to promulgate such other rules and regulations governing the use of common areas and related matters, not inconsistent with these covenants.
22. No travel trailer, mobile home or recreational vehicle shall be permitted as a permanent residence.
23. No animals, livestock or poultry of any kind shall be raised or kept on any lot except for dogs and cats as household pets only.

These covenants shall run with the land and shall be binding on all parties, future lot owners and all persons claiming under them until twenty years from the date of this agreement, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then lot owners it is agreed to change said covenants in whole or in part.

If the parties or lot owners or any of them or their heirs, successors or assigns shall violate or attempt to violate or threaten to violate any of the foregoing covenants, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate or threatening to violate any such covenants, to prevent him or them from so doing, including, but not limited to temporary restraining orders or temporary or permanent injunctions and recovery of damages, costs and reasonable attorney fees.

Invalidation of any one or more of these covenants by judgment or court order shall in no way affect the validity of the other covenants which shall remain in full force and effect.

SIGNED this 30 day of January, 1982.

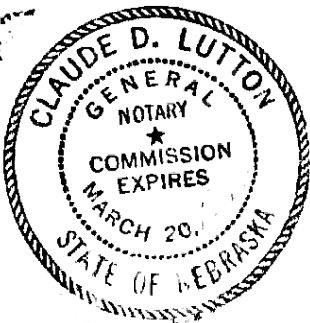
Melvin Thomas  
Melvin Thomas

Mary Thomas  
(Mary Thomas

STATE OF NEBRASKA )  
                                  ) ss.  
County of Saunders)

On this 30<sup>th</sup> day of January, 1982, before me, a Notary Public, duly commissioned and qualified in and for said County, personally came Melvin Thomas and his wife, Mary Thomas, to me personally known 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 the day and year last above written.



Claude D. Lutton  
Notary Public

38  
Rec   
Ind   
Comp

SAUNDERS CO. NEBRASKA  
Entered in NUM. INDEX  
Register of Deeds Off.  
2-B-82-9 AU  
In 16 of 703  
of MISC  
Clark  
Register of Deeds  
By