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RESTRICTIVE COVENANTS

The undersigned (Owner) is the owner of the following described real estate:

Lots 1 through 18, Block 1, Lots 1 through 21, Block 2, and Lots 1 through 16, Block 3, Gettysburg Addition, Lincoln, Lancaster County, Nebraska (Properties);

Outlot A Gettysburg Addition, Lincoln, Lancaster County, Nebraska (Commons)

Restrictive Covenants have been established, which were recorded on March 20, 1990, as Inst. No. 90-7285. Amendments have been recorded October 18, 1990, as Inst. No. 90-32004 and October 31, 1990, as Inst. No. 90-33620, on March 5, 1992, as Inst. No. 92-9078, and on April 28, 1992 as Inst. No. 92-18421.

Williamsburg Owner's Association (Corporation) has been incorporated in Nebraska for the purposes of enforcing the Restrictive Covenants established upon the Properties and of administering and maintaining the Commons.

The Properties and Commons are added to the real estate described by Inst. No. 90-7285 and are made subject to those Restrictive Covenants, as amended by Inst. No. 90-32004 and Inst. No. 90-33620 and Inst. No. 92-9078, and Inst. No. 92-18421, except as follows:

1. Paragraph 7 of Inst. No. 90-7285 "PLAN APPROVAL STANDARDS-SINGLE FAMILY PROPERTIES" shall be modified as follows:

- a. Subparagraph (b) of paragraph 7 shall be modified by adding the following sentence: Within Gettysburg exposed foundation walls may be painted to match siding in lieu of being faced with brick or wood siding.
- b. Subparagraph (d) of paragraph 7 shall be modified by adding the following sentence: Within Gettysburg Addition, authentic colonial style buildings with less than a 50 percent brick front elevation will be permitted if they include if they include a brick-faced foundation on the front elevation.

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- c. Subparagraph (i) of paragraph 7 shall be modified by adding a new subparagraph (iv) as follows:

(iv) Within Gettysburg Addition, a single story ranch style dwelling shall be a minimum of 1,700 sq. ft., a one and one-half story dwelling shall be a minimum of 1,900 sq. ft., and a two story dwelling shall be a minimum of 2,200 sq. ft.

- d. Subparagraph (j) of paragraph 7 shall be modified to read as follows:

Roofing materials shall be, at a minimum, asphalt layered shingles or wood. The Owner in accordance with paragraph 6 may approve aesthetically comparable materials.

- e. A new subparagraph (l) shall be added to paragraph 7 as follows: Within Gettysburg Addition all dwellings shall have a minimum front yard setback of 25 feet from the front property line, and a minimum 7 foot setback from any side lot line.

2. Paragraph 10 of Inst. No. 90-7285 "LANDSCAPING" shall be deleted for purposes of Gettysburg Addition and the following shall be inserted in lieu thereof:

10. STREET TREES AND SIDEWALKS: The titleholder of each lot within the Properties shall be responsible for installing the City approved street tree and City required four foot sidewalk within two years from the date of closing.

Except as expressly modified herein, the Restrictive Covenants and amendments contained in Inst. Nos. 90-7285, 90-32004, 90-33620, 92-9078 and 92-18421 are established upon the Properties and Commons within Gettysburg Addition and shall remain in full force and effect upon the Properties and Commons identified in those Instruments.

3 Dated December 3, 1992.

RJL DEVELOPMENT SOUTH, LTD., A
Nebraska Corporation

BY: Robert D. Hampton
Robert D. Hampton, President

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this
7th day of December, 1992, by Robert D. Hampton,
President of RJL Development South, Ltd., a Nebraska corporation,
on behalf of the corporation.



Krista Kaiser
Notary Public

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BLOCK
CODE
CHECKED
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LANCASTER COUNTY, NEB
Dan Nalte
REGISTER OF DEEDS

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INST. NO. 92-55533
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