

LANCASTER COUNTY, NEB  
*Dan Meltz*  
REGISTERED DEEDS

MAR 6 4 16 PM '96

#1950

INST. NO 96

007952

*Pearson Fitchett*  
BLOCK *Box 95109*  
CODE  
*WIVV14* (08)  
CHECKED  
ENTERED  
EDITED  
*ch*

RESTRICTIVE COVENANTS  
Williamsburg Village 14th Addition

The undersigned, as corporate successor to RJL Development South, Ltd., a Nebraska corporation, (Owner) is the owner of the following described real estate:

Lots 1 through 9, Block 1; and Lots 1 through 10, Block 2; Williamsburg Village 14th Addition, Lincoln, Lancaster County, Nebraska (Properties)

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; October 31, 1990, as Inst. No. 90-33620; March 5, 1992, as Inst. No. 92-9078; April 28, 1992 as Inst. No. 92-18421; July 9, 1992, as Inst. No. 92-30685; and December 8, 1992, as Inst. No. 92-55533; and April 11, 1994 as Inst. No. 94-17259; August 15, 1994, as Inst. No. 94-36781; March 3, 1995 as Inst. No. 95-5451; and May 24, 1995 as Inst. No. 95-14124.

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 are added to the real estate described by Inst. No. 90-7285 and are made subject to those Restrictive Covenants, as amended by Inst. Nos. 90-32004, 90-33620, 92-9078, 92-18421, 92-30685, 92-55533, 94-17259, 95-36781, 95-5451, and 95-14124 except as follows:

1. Williamsburg Village 14th Addition Provisions: Paragraph 7 of Inst. No. 90-7285 "PLAN APPROVAL STANDARDS SINGLE-FAMILY PROPERTIES" shall be modified for all lots within Williamsburg Village 14th Addition as follows:

- (a) Subparagraph (h) of Paragraph 7 shall be modified to read as follows:  
All garages shall be attached to the building and the Owner may approve front entrances for garages on all lots.
- (b) Subparagraph (x), which was added to subparagraph (i) of paragraph 7 by Inst. No. 95-14124 shall be modified as follows:  
  
(x) For lots within Williamsburg Village 12th and 14th Additions, a single story ranch shall be a minimum of 2,000 square feet, a one and one-half story dwelling shall be a minimum of 2,400 square feet and a two story dwelling shall be a minimum of 2,800 square feet.

(c) Subparagraph (q) which was added to paragraph 7 by Inst. No. 95-14124 shall be modified as follows:

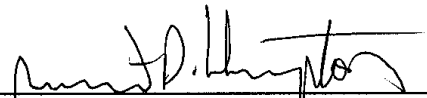
(q) All dwellings within Williamsburg Village 12th and 14th Additions shall have a minimum front yard setback of 30 feet from the front property line, a minimum 10 foot setback from any side lot line and a minimum of 20% of the lot depth setback from the rear lot line; provided these setbacks may be varied by the Owner pursuant to plan approval provided for in Paragraph 6.

Except as expressly modified herein, the Restrictive Covenants and amendments contained in Inst. Nos. 90-7285, 90-32004, 90-33620, 92-9078, 92-18421, 92-30685, 92-55533, 94-17259, 94-36781, 95-5451, and 95-14124 are established upon the Properties within Williamsburg Village 14th Addition and shall remain in full force and effect upon the Properties and Commons identified in those Instruments.

Dated November 20 1995.

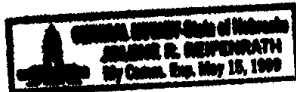
"OWNER"

HAMPTON DEVELOPMENT SERVICES, INC.,  
A Nebraska Corporation, Corporate Successor  
to RJL DEVELOPMENT SOUTH, LTD., A Nebraska Corporation

BY:   
Robert D. Hampton, President

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF LANCASTER )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of November, 1995, by Robert D. Hampton, President of Hampton Development Services, Inc., a Nebraska corporation, on behalf of the corporation.



Janelle R. Reiferrath  
Notary Public

(C:\WP\PK\11-15-5A.D)