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RESTRICTIVE COVENANTS

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

Lots 1 through 12, Block 1, and Lots 1 through 13, Block 2, Williamsburg Village 11th Addition, Lincoln, Lancaster County, Nebraska (Properties);

Outlot A, Williamsburg Village 11th 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; 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.

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. Nos. 90-32004, 90-33620, 92-9078, 92-18421, 92-30685, 92-55533, and 94-17259, except as follows:

1. Paragraphs 7 and 10 of Inst. No. 90-7285 "PLAN APPROVAL STANDARDS-SINGLE FAMILY PROPERTIES" shall be modified for Lots 10 through 13, Block 2, and lots within Block 1, Williamsburg Village 11th Addition as follows:

- a. Subparagraph (b) of paragraph 7 shall be modified by adding the following sentence: Provided, 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: Provided, authentic colonial style buildings with less than a 50 percent brick front elevation will be permitted if they include a brick-faced foundation on the front elevation.
- c. Subparagraph (i) of paragraph 7 shall be modified by adding a new subparagraph (vii) as follows:

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(v) For Lots 10 through 13, Block 2 and lots within Block 1, Williamsburg Village 11th 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 (n) shall be added to paragraph 7 as follows: All dwellings on Lots 10 through 13, Block 2 and on lots within Block 1, Williamsburg Village 11th Addition, shall have a minimum front yard setback of 25 feet from the front property line, a minimum 7 foot setback from any side lot line and a minimum of 20% of the lot depth setback from the rear lot line.

- f. Paragraph 10 shall be deleted and the following shall be inserted in lieu thereof:

10. STREET TREES AND SIDEWALKS: The titleholders of Lots 10 through 13, Block 2 and lots within Block 1, Williamsburg Village 11th Addition shall be responsible for installing the City approved street tree and City required four foot sidewalk within two years from the date of closing.

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

- (a) By adding a new subparagraph (viii) to subparagraph (i) of paragraph 7 as follows:

(vi) For Lots 1 through 9, Block 2, Williamsburg Village 11th Addition, 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.

- (b) A new subparagraph (o) shall be added to paragraph 7 as follows: All dwellings on Lots 1 through 9, Block 2 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.

