

INSTRUMENT NO. 2014 - 00728

*Karen A. Madsen*

REGISTER OF DEEDS

Recorded	<u>      ✓      </u>
General	<u>                  </u>
Numerical	<u>                  </u>
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2014 MAR 20 PM 12:48

KAREN A. MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
BLAIR, NE

**DECLARATION  
OF COVENANTS, EASEMENTS AND RESTRICTIONS  
FOR THE ESTATES AT HIDDEN ACRES  
TAX LOTS 140 THROUGH 146**

This Declaration of Covenants, Easements and Restrictions is made as of the 25<sup>th</sup> day of February, 2014, by The Hidden Acres Farm, LLC, a Nebraska limited liability company (hereinafter referred to as "Declarant").

**WITNESSETH:**

WHEREAS, Declarant is the owner of the following described real property, and legally described on Exhibit A, to wit:

Tax Lots 140 through 146, inclusive, known as The Estates at Hidden Acres, Section 14, T17N, R12E of the 6<sup>th</sup> P.M., as surveyed and recorded in Washington County, Nebraska (unless the context otherwise requires Tax Lots 140 through 146, inclusive, shall be referred to individually as a "Lot" and collectively as the "Lots"), and

WHEREAS, by virtue of the recording of this Declaration, the Lots shall be owned, held, transferred, sold, conveyed, used, occupied and mortgaged or otherwise encumbered subject to the provisions of this Declaration and every grantee of any interest in the Lots, by acceptance of a deed or other conveyance of such interest, shall own and take subject to the provisions of this Declaration and shall be deemed to have consented to the terms hereof; and

WHEREAS, Declarant does hereby specify, agree, designate and direct that this Declaration and all of its provisions shall be and are covenants to run with the Lots and shall be binding upon all parties having or acquiring any right, title or interest in the Lots or any part thereof, from time to time, and shall inure to the benefit of each owner thereof.

NOW, THEREFORE, for and in consideration of the premises, easements, covenants, conditions, restrictions, and encumbrances contained herein, the sufficiency of which is hereby acknowledged, Declarant hereby agrees that the Lots be subject to the following Declaration of Covenants, Easements and Restrictions ("Declaration") as follows:

**ARTICLE I  
RESTRICTIONS AND COVENANTS**

1. The Lots shall be used primarily for residential purposes. Farming or raising/holding animals of any nature approved City/County/State for personal or commercial purposes are encouraged but shall not be permitted unless a farming and/or animal use plan is submitted and approved in writing by the Declarant. Household pets may be kept and maintained