

WASHINGTON COUNTY, STATE OF NEBRASKA  
INSTRUMENT NO. 2016 - 03912

*Karen A. Madsen*

REGISTER OF DEEDS

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KAREN A. MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
BLAIR NE

**COVENANTS FOR A PART OF THE NORTHWEST  
QUARTER OF THE NORTHWEST QUARTER OF  
25-17-10, WASHINGTON COUNTY, NEBRASKA**

WHEREAS, WILLIAM R. WOFFORD and DORIS C. WOFFORD, husband and wife, as Grantors, constitute all of the owners of real estate legally described as Tax Lot 23 and Tax Lot 27, in the Northwest Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 10 East of the 6<sup>th</sup> P.M., Washington County, Nebraska, and desire to record covenants against the real estate for the benefit of all landowners in the Northwest Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 10 East of the 6<sup>th</sup> P.M., Washington County, Nebraska;

WHEREAS, the Grantors desire to restrict the use of the property described as Tax Lot 23 and Tax Lot 27, in the Northwest Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 10 East of the 6<sup>th</sup> P.M., Washington County, Nebraska, to ensure the orderly development of the real estate and they acknowledge that these covenants shall run with the land in perpetuity as set out below.

NOW THEREFORE, the undersigned agree that the real estate described as Tax Lot 23 and Tax Lot 27, in the Northwest Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 10 East of the 6<sup>th</sup> P.M., Washington County, Nebraska attached hereto, shall be restricted as follows:

**A. PERMITTED STRUCTURES AND RESTRICTIONS.** The real estate shall be used for single family residential purposes only, and only one residential structure shall be permitted thereon. All garages, sheds and barns incidental thereto shall be constructed of wood, steel or decorated masonry, and shall be set back a minimum of 50 feet from all property lines, and shall be harmonious and compatible with the neighboring properties.

The current residential structure on the real estate shall be exempt from minimum square footage requirements, but in the event that a replacement residence is constructed on the real estate described herein, then such residence shall be equal in size, at a minimum, to the existing structure, and shall not exceed two stories in height.

Exteriors of all residential structures shall be painted or colored in earth tone colors only.

All outdoor garbage and trash containers shall be screened from the view of all other adjacent properties by a privacy fence at least one foot taller than the trash containers located therein.

Any garages constructed on the real estate described herein shall be for at least two vehicles.

No unlicensed vehicles shall be permitted on the property and outdoor storage of vehicles, boats and recreational vehicles shall be strictly prohibited.

All residential dwellings and other structures shall be constructed on site, and no modular or manufactured homes shall be permitted.

Wind turbines and windmills used for electrical generating structures are strictly prohibited. Satellite dish receivers and towers of any sort shall not exceed six feet in height.

All building construction shall be completed within 12 months of the date construction started. Upon starting construction, the work shall progress on a consistent basis, with no period of inactivity exceeding 21 days, weather permitting.

**B. LIVESTOCK.** Swine are not permitted on the real estate. Poultry and fowl are limited to 15 adults, and shall be fenced in at all time inside fencing designed to restrict free roaming. The fenced area shall not be larger than 1,000 square feet and shall be no closer than 25 feet to any property boundary line.

General livestock shall be limited to: 4 adult horses, 3 adult cows, 3 adult goats or sheep, or any combination of 6 adults of any 3 species or 5 adults of any 2 species. Youth livestock shall be considered adults after one year of age.

Domestic animals permitted shall be: 3 adult dogs, 3 adult cats, or any combination of 4 adult cats or dogs. Puppies and

kittens shall be considered adults after 6 months of age. Swine are not considered domesticated animals for purposes of these covenants.

No commercial breeding, boarding or kenneling of animals of any Kind, whether located indoors or outdoors, shall be permitted on the real estate described herein.

**C. PROHIBITION OF LOT SPLITS.** The real estate described herein shall not be reduced in size by lot split or subdivision without the written consent of all of the landowners in Northwest Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 10 East of the 6<sup>th</sup> P.M., Washington County, Nebraska.

**D. USE OF PROPERTY.** The real estate described herein shall not be used for the following:

- 1) Assembly, disassembly, or general service work on any vehicle, equipment or farm equipment unless such work is performed in an enclosed garage or building thereon.
- 2) No signs or billboards shall be erected on the real estate, except for portable signs limited in size to six square feet advertising the real estate for sale.
- 3) No hunting or target shooting is allowed on the real estate, and the discharge of firearms shall not be permitted on the real estate by the owners of the real estate or their invitees or licensees.
- 4) No commercial business of any kind shall be operated on the real estate described herein.
- 5) The premises may not be used in any way for any purpose which may endanger the health or unreasonably disturb the owners of any other parcel of land in the Northwest Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 10 East of the 6<sup>th</sup> P.M., Washington County, Nebraska, nor shall the owners of the real estate described herein allow the dumping of trash, ashes or other refuse to be thrown, placed, dumped or stored thereon.
- 6) No business activities of any kind shall be conducted on the real estate described herein, except for businesses operated within the residential structures located hereon which do not require customers, clients, vendors or suppliers to visit the property.

**E. COMPLIANCE WITH STATE AND FEDERAL LAWS.** All buildings and land uses for the real estate described herein shall comply with all local, state and federal rules and regulations.

