

200705236
WASHINGTON COUNTY, STATE OF NEBRASKA

RECORDED December 18, 2007 AT 10:49 AM.

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Karen A. Madsen

REGISTER OF DEEDS

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2007 DEC 18 AM 10:49

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

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

WHEREAS, WILLIAM R. WOFFORD and SHIRLEY J. WOFFORD, as Grantors, constitute all of the owners of real estate in the Northwest Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 10 East of the 6th P.M., Washington County, Nebraska, except Tract 1 and Tract 2 therein; and,

WHEREAS, the Grantors desire to restrict the use of that portion of the Northwest Quarter of the Northwest Quarter more particularly described in Exhibit A attached hereto, hereinafter referred to as Tract 1 and Tract 2, to ensure the orderly development of the real estate and acknowledge that these covenants shall run with the land in perpetuity as set out below; and,

WHEREAS, these covenants are for the benefit of all of the Northwest Quarter of Section 25, Township 17 North, Range 10 East of the 6th P.M., Washington County, Nebraska.

NOW THEREFORE, the undersigned agree that Tract 1 and Tract 2 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, shed and barns incidental thereto shall be constructed of wood, steel or decorative masonry, and shall be set back a minimum of 10 feet from the front of the residence, and shall be harmonious and compatible with the neighboring properties.

All residential structures shall conform to the following:

The residential structure and accessory buildings shall not be located on the property within 50 feet of any property line of the property.

One story dwellings shall contain a minimum finished, above ground square footage of 1,550 square feet, excluding breezeways and/or attached garages.

All split level, tri-level or multi-level homes (other than one and a half and two story buildings) shall contain a minimum finished, above ground square footage of 2,200 square feet, excluding breezeways and/or attached garages, with a minimum finished area of 1,200 square feet on the main level.

One and one-half and two story dwellings, shall contain a minimum finished, above ground square footage of 2,200 square feet, excluding breezeways and/or attached garages, with a minimum finished area of 1,200 square feet on the main level.

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.

No building shall exceed two stories in height, and all residential structures shall be constructed with garages 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 dwellings and other structures must 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 any lot. Poultry and

fowl are limited to 15 adults, and shall be fenced in at all times 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 lot line.

Limitations per lot on permitted livestock are: 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 property.

C. EASEMENTS. A twenty-five foot easement is hereby granted on the west frontage boundary of the real estate, and the north boundary of Tract 1, for all utilities, including power, water, sewer, phone, cable. No utilities shall be permitted within 25 feet of any interior property line.

D. PROHIBITION OF LOT SPLITS. Tract 1 and Tract 2 shall not be reduced by lot split or subdivision without the written consent of the Grantors, so long as Grantors still own any portion of the Northwest Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 10 East of the 6th P.M., Washington County, Nebraska.

E. USE OF PROPERTY. The real estate subject to these covenants 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 subject to these covenants.

F. **COMPLIANCE WITH STATE AND FEDERAL LAWS.** All building and land uses within this development shall comply with all local, state and federal rules and regulations.

G. **COVENANTS RUN WITH THE LAND IN PERPETUITY.** These covenants shall run with the land and shall be binding on the real estate for 30 years from the date of recording of same. These covenants shall automatically renew for successive 10 year periods unless at least two-thirds of land owners in the Northwest Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 10 East of the 6th P.M., Washington County, Nebraska file a written notice of intent to terminate the covenants prior to the date 30 years after recording of same. **Grantors reserve the right to amend the covenants during the first five years after filing of these covenants.**

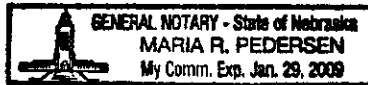
Dated this 20th day of November, 2007.


WILLIAM R. WOFFORD


SHIRLEY J. WOFFORD

State of Nebraska)
) ss.
County of Douglas)

Subscribed and sworn to before me this 20 day of November, 2007, by William R. Wofford and Shirley J. Wofford, known to me personally, who acknowledged their signatures thereon as their free and voluntary act and deed.




Notary Public

LEGAL DESCRIPTION

OT103272

Part of Tax Lot 19 lying in the NW1/4 of the NW1/4 of Section 25, Township 17 North, Range 10 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

From the Northwest corner of Section 25, Township 17 North, Range 10 East; thence South 00°13'32" East (assumed bearing) along the Westerly Line of the NW1/4 of said Section 25 a distance of 464.93 feet to the point of beginning; thence South 89°59'20" East a distance of 873.62 feet; thence South 18°17'50" West a distance of 79.35 feet; thence South 45°02'47" West a distance of 299.69 feet; thence South 29°36'33" East a distance of 75.24 feet to an iron found on the Northerly most Corner of Tax Lot 18 as said Tax Lot was surveyed by Richard L. Hansen, LS-382 and dated May 10, 2007; thence along the Northerly Line of surveyed Tax Lot 18 as follows: South 48°20'50" West a distance of 406.44 feet to an iron found; thence South 65°26'01" West a distance of 403.53 feet to an iron found at the Northwest corner of said Tax Lot 18, said point lying on the Westerly Line of said NW1/4; thence North 00°13'32" West along said Westerly 1/4 section line a distance of 790.56 feet to the Point of Beginning.