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PROTECTIVE COVENANTS

for

OAKRIDGE ESTATES

FILED

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CHARLOTTE L. PEISACOM
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

For the purpose of providing adequate restrictive covenants for the mutual benefit of ourselves and successors in title to the tracts described as Tax Lots 41, 42, 43, 44, 45, and 46, all in Section 36, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska, we do hereby impose the following RESTRICTIONS, COVENANTS, and RESERVATIONS that shall all be encumbent upon all transferees, grantees, and successors in title or interest, to-wit:

(1) All tax lots shall be known and designated as residential building plots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one half stories in height and other out-buildings incidental to residential use of the plot. One story dwellings will contain not less than 1500 square feet of living area excluding garage. Multi-story and split level dwellings shall contain not less than 1700 square feet of living area excluding garage.

(2) No residential building lot shall be resubdivided into building plots of a size less than allowed by Washington County Zoning regulations.

(3) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(4) No structure of temporary character, tent, shack, barn or other outbuilding shall be used on any tract at any time as a residence either temporary or permanent, and no structure previously used shall be moved onto any tract.

(5) No animals, other than horses, beef animals, fowl, dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

(6) No trash, junk cars, or other refuse may be thrown or dumped on any lot. Each owner of a vacant lot is required to keep said lot in presentable condition and non-burnable refuse must be hauled away for disposal.

(7) Septic tanks must conform to minimum State Health Department regulations and shall be constructed in accordance with the recommendation called for as a result of a percolation test. It shall be necessary for the contractor, or contractor-builder, prior to covering any septic system, to notify the

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