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PROTECTIVE COVENANTS

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OAKRIDGE ESTATES

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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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Health Officer that the septic system is ready for final inspection. In no case may a septic system on any lot be closer than fifty feet to a lot line.

- (8) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until JANUARY 1, 1998, at which time said covenants shall be automatically extended for successive periods of ten years unless an instrument, signed by a majority of the then owners of said lots agreeing to change said covenants in whole or in part, has been recorded.
- (9) If the parties hereto, or any of them, or their heirs or assigns shall violate any of the covenants herein, it shall be lawful for any person or persons owning any of the above-described property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant to either prevent him or them from so doing or recover damages for such violation.
- (10) Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

> McGOWAN/BERTRAM PARTNERSHIP, a Nebraska partnership, Owner

CARROLL E. BERTRAM, Attorney in Fact

STATE OF NEBRASKA)

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on Mach 2 , 1988, CARROLL E. BERTRAM, Attorney in Fact for MCGOWAN/BERTRAM PARTNERSHIP, and in its behalf.

May Public

General Notary-State of Nobr.

MARY ANN McCREEDY

My Comm. Exp. Ame 10, 1990

Recorded

General

Numerical

Photostat

STATE OF NEBRASKA COUNTY OF WASHINGTON) SS 462
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS DAY OF MAIL AD. 18 FR
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