

RESTRICTIVE COVENANTS

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The undersigned being the sole owners of the real estate described on Exhibit "A", which is attached hereto and made a part hereof, all of which located within the zoning jurisdiction of Washington County, Nebraska, do hereby declare that all tracts within the area described on Exhibit "A", shall henceforth be owned, used, and conveyed, subject to the following conditions, restrictions and covenants:

1. The tracts as described on Exhibit "A" shall be used only for residential purposes and shall never be reduced below the size as they are described on Exhibit "A". Each lot shall contain one single family dwelling only.
2. Outbuildings may be built upon said tracts only after the main dwelling has been constructed. No building or dwelling shall be located on any tract nearer than 50 feet from the right of way of an easement road known as Wright Way nor closer than 50 feet to any side or rear boundry line.
3. No offensive activity shall conducted upon any of the premises described on Exhibit "A", which shall be in violation of Washington County zoning ordinances or which shall be determined an annoyance or nuisance to the remaining tracts.
4. There shall be no existing buildings moved on to any of the tracts described in Exhibit "A", nor shall there be any trailer homes, mobile homes, basement homes, or recreational vehicles located on or used as a dwelling on any tract in Exhibit "A"; provided however, a recreational vehicle may be located on the premises after a dwelling is erected, but said recreational vehicle shall not be used as a residence on said premises.
5. There shall be no swine or pigs raised on the premises nor shall there be any commercial poultry operations and each tract described in Exhibit "A" shall be limited to one horse and/or cow or other hoofed animal per two and one-half (2 1/2) acres of ground in any tract. Each owner of hoofed animals shall assure that said animals are contained within a fence so as not to allow said animals to go upon any lands or tracts of any other owner of tracts as described on Exhibit "A".
6. These covenants, restrictions and conditions shall run with the lands described on Exhibit "A" and continue until May 1, 2025, after which time they may be extended for two successive periods of ten years each by an instrument signed by a majority of the then owners of said properties described on Exhibit "A". At any time during the term of these covenants the then owners said tracts of land described on Exhibit "A", may modify or terminate the covenants via an unanimous vote of all owners which modification or termination must be filed with the office of the County Clerk, Ex-offico Register of Deeds of Washington County, Nebraska. An owner is defined as one vote per tract on Exhibit "A" in said modification, termination or extention hereof.
7. If any owner of any tract contained on Exhibit "A" shall violate or attempt to violate any provision hereof, any other owner of a tract described on Exhibit "A" shall be empowered and entitled to bring any action or proceeding to prevent or restrain the continuance of such attempt or violation and recover damages occasioned thereby.

WASHINGTON COUNTY CLERK
NEBR.

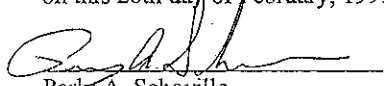
STATE OF NEBRASKA COUNTY OF WASHINGTON SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 2nd DAY OF March A.D. 19 95
AT 9:33 O'CLOCK P. M. AND RECORDED IN BOOK
238 AT PAGE 330-332
COUNTY CLERK *Charles E. Petersen*
DEPUTY *William Madison*

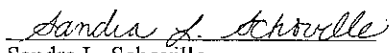
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8. If any one or more of the provisions as contained within these covenants shall be adjudged unlawful or unenforceable, that action shall in no manner affect or change the remaining other provisions herein which shall remain in full force and effect.

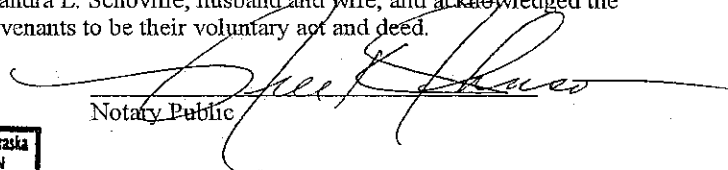
IN WITNESS WHEREOF the undersigned have executed these covenants on this 28th day of February, 1995.


Perly A. Schoville


Sandra L. Schoville

STATE OF NEBRASKA)
) ss.
COUNTY OF WASHINGTON)

On this 28th day of February, 1995, before me, a notary public, came Perly A. Schoville and Sandra L. Schoville, husband and wife, and acknowledged the signing of these covenants to be their voluntary act and deed.


Notary Public



TRACT No. 1:

Part of Tax Lot 15 lying in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, and part of Tax Lot 9 lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, all lying in Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: Beginning at the southwest corner of said Section 7, T 17 N, R 12 E; thence N 00°53'42" W (assumed bearing) along the west line of the SW $\frac{1}{4}$ of said Section 7 a distance of 200.06 feet; thence S 89°44'14" E a distance of 496.95 feet; thence S 00°46'48" E a distance of 993.42 feet to a point on the northerly right-of-way line of County Road No. 34; thence N 81°54'00" W along said northerly right-of-way line a distance of 350.25 feet; thence continuing along said right-of-way line N 85°00'42" W a distance of 150.29 feet to a point on the west line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18, T 17 N, R 12 E; thence N 00°50'55" W along said west line a distance of 733.23 feet to the Point Of Beginning; and containing 10.94 Acres, more or less.

TRACT No. 2:

Part of Tax Lot 9 lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: From the southwest corner of said Section 7, T 17 N, R 12 E; thence N 00°53'42" W (assumed bearing) along the west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 a distance of 200.06 feet to the Point Of Beginning; thence continuing N 00°53'42" W a distance of 387.66 feet to the southwesternmost corner of Tax Lot 8 in said Section; thence along the southerly and easterly lines of said Tax Lot 8 as follows: N 44°23'29" E a distance of 464.33 feet; N 00°53'42" W a distance of 396.00 feet to a point on the north line of said Tax Lot 8; thence N 89°40'40" E along said north line a distance of 321.75 feet; thence S 08°40'27" W a distance of 865.28 feet; thence N 89°03'28" E a distance of 33.47 feet; thence S 08°40'27" W a distance of 267.69 feet; thence N 89°44'14" W a distance of 496.95 feet to the Point Of Beginning; and containing 10.24 Acres, more or less.

TRACT No. 3:

Part of Tax Lots 9, 10, 12, 13, and 31, all lying in the S $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: From the southwest corner of said Section 7, T 17 N, R 12 E; thence N 00°53'42" W (assumed bearing) along the west line of the SW $\frac{1}{4}$ of said Section a distance of 200.06 feet; thence S 89°44'14" E a distance of 496.95 feet; thence N 08°40'27" E a distance of 267.69 feet to the Point Of Beginning; thence S 89°03'28" W a distance of 33.47 feet; thence N 08°40'27" E a distance of 865.28 feet to a point on the north line of the S $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section; thence N 89°40'40" E along said north line a distance of 207.60 feet; thence S 33°05'52" E a distance of 1003.05 feet; thence S 89°03'28" W a distance of 853.57 feet to the Point Of Beginning; and containing 10.70 Acres, more or less.

TRACT No. 4:

Part of Tax Lots 9 and 31 lying in the S $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: From the southwest corner of said Section 7, T 17 N, R 12 E, and assuming the west line of the SW $\frac{1}{4}$ of said Section 7 to bear N 00°53'42" W; thence N 89°03'28" E along the south line of said SW $\frac{1}{4}$ a distance of 496.46 feet to the Point Of Beginning; thence N 00°46'48" W a distance of 189.61 feet; thence N 08°40'27" E a distance of 267.69 feet; thence N 89°03'28" E a distance of 853.57 feet; thence S 28°34'41" E a distance of 470.18 feet to the northwest corner of Tax Lot 30 in said Section 7; thence S 00°56'32" E along the west line of said Tax Lot 30 a distance of 37.00 feet to the southwest corner of said Tax Lot 30; said Point lying on the south line of said SW $\frac{1}{4}$; thence S 89°03'28" W along said south line a distance of 116.92 feet to the Point Of Beginning; and containing 10.45 Acres, more or less.

TRACT No. 5:

Part of Tax Lot 15 and all of Tax 16 lying in the N $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: From the northwest corner of said Section 18, T 17 N, R 12 E; and assuming the west line of the SW $\frac{1}{4}$ of Section 7, T 17 N, R 12 E to bear N 00°53'42" W; thence N 89°03'28" E along the north line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18 a distance of 496.46 feet to the Point Of Beginning; thence continuing N 89°03'28" E along said north line a distance of 116.92 feet to the southwest corner of Tax Lot 30 in said Section 7; thence S 00°28'16" E a distance of 26.33 feet to the northwest corner of Tax Lot 11 in said Section 18; thence S 00°00'00" E along the west line of said Tax Lot 11 a distance of 248.05 feet to a point on the north line of Tax Lot 13 in said Section, as said Tax Lot 13 was originally surveyed by Steven A. Smith, LS-348, and dated April 1978; thence along the north and west lines of said Tax Lot 13 as follows: S 52°30'06" W a distance of 477.95 feet; S 66°47'50" W a distance of 210.43 feet; S 03°24'13" E a distance of 252.17 feet to a point on the northerly right-of-way line of County Road No. 34; thence N 81°54'00" W along said northerly road R.O.W. line a distance of 533.94 feet; thence N 00°46'48" W a distance of 803.81 feet to the Point Of Beginning; and containing 16.80 Acres, more or less.