

STATE OF NEBRASKA, COUNTY OF WASHINGTON SS 86  
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD

THIS 22 DAY OF January A.D. 1973

AT 1:13 O'CLOCK P.M. FILED IN BOOK

71 AT PAGE 521-532

COUNTY CLERK *Charlotte Peterson*

DEPUTY *John L. Nussler*

FILED

1973 JAN 22 AM 11:13

CHARLOTTE PETERSEN  
 COUNTY CLERK

PROTECTIVE COVENANTS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned is the sole owner and has fee simple title to Lots 1 to 25, both inclusive, in Country Lands, a subdivision in Washington County, Nebraska, as surveyed, platted and recorded; and

WHEREAS, the undersigned are desirous of assuring parties who may acquire any of the aforesaid lots that all of the lots will be used only for certain purposes and in a certain manner;

NOW, THEREFORE, the undersigned does hereby covenant and agree with each and every party who shall hereafter acquire any parcel or parcels of the above-described real estate, as follows:

1. No Subdivisions. None of the above lots in Country Lands Subdivision shall be subdivided into smaller lots or parcels; and the original lot or parcel shall have no more than one residence constructed or placed thereon. The term residence is understood to mean single family dwelling. This paragraph shall not be construed to prohibit dedications to the public or conveyances to the State of Nebraska or to any political subdivision or public corporation thereof. This paragraph shall not apply to Lots 24 and 25 of said Country Lands Subdivision.

2. Set-back and Size Requirements. Any residence constructed or placed upon any such lot or parcel shall not be nearer than fifty feet from the front, twenty-five feet from the side, and fifty feet from the rear boundaries of said lot or parcel. Any detached garage, barn, or outbuilding constructed or placed upon any such lot or parcel shall not be nearer than 100 feet from the front, twenty feet from the side, and twenty feet from the rear boundaries of said lot or parcel, nor nearer than 100 feet from any road. Any residence constructed or placed upon any such lot or parcel shall have at least 960 square feet exclusive of garages on the first floor.

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3. No Basement Houses. No buildings shall be permitted to be constructed upon any such lot or parcel, the living quarters of which shall be primarily below ground level. It is the intention of this paragraph to eliminate what are commonly known in the real estate and construction trades as "basement houses."

4. Approval of Building Plans. Prior to commencement of construction of any building on any such lot or parcel, the party proposing to so build shall submit the building plans to Country Lands, Inc., or its assigns, for approval; and no construction shall be allowed without prior written approval of Country Lands, Inc. or its assigns.

5. Preconstructed buildings. No building already constructed shall be moved upon any such lot or parcel without prior written approval of Country Lands, Inc. or its assigns. What are commonly known in the real estate and construction trades as "side-by-side homes" must contain at least 1,100 square feet of living space, shall only be placed upon a fully completed concrete block foundation, and prior to being placed upon any such lot or parcel, shall be approved in writing by Country Lands, Inc. or its assigns.

6. Time Limit on Construction. Once the building plans are approved by Country Lands, Inc. or its assigns, and the construction has begun, same shall be completed as soon as is practicable. In any event, no approved or permitted construction shall be maintained in an uncompleted or unfinished state for more than eighteen months.

7. Nuisances. No grass, weeds, or other vegetation shall be permitted to grow to the point that same would constitute an actual or potential public nuisance or create a hazard or undesirable proliferation such as to detract from a neat and trim appearance. No noxious trade or activity shall be carried on upon any such lot or parcel, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

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8. Animals. No more than three dogs shall be allowed upon any such lot or parcel, except that dogs under the age of six months shall not be subject to this restriction. No more than four hooved animals shall be allowed upon any such lot or parcel. Not more than one horse per acre of land in any such lot or parcel, or portion thereof, shall be allowed. Fowl shall be permitted only for the private use or consumption of the owner of said such lot or parcel. No fowl of any kind shall be bred or raised commercially or for resale.

9. Severability. Invalidation of any one of these protective covenants and restrictions by any court of competent jurisdiction, shall affect only the particular protective covenant and restriction construed by said court and shall in no way affect the validity of the remaining protective covenants and restrictions.

10. Protective Covenants and Restrictions to Run with Land. It is expressly understood and agreed that these protective covenants and restrictions are to run with the land and shall be binding upon each and every party hereafter acquiring an interest in and to any part of the above-described real estate. The right of approval of Country Lands, Inc. referred to in paragraphs 4, 5 and 6 hereof, if assigned, must be done so in the manner of conveying real estate.

Executed this 9th day of January, 1973.

COUNTRY LANDS, INC., a Nebraska corporation

ATTEST:

Donald Kasper  
Donald Kasper,  
Secretary

By E. P. McGill  
E. P. McGill, President



