

C O V E N A N T S 387

FOR

LOCUST CREEK SUBDIVISION,

A SUBDIVISION OF TAX LOTS 10 AND 11, IN SECTION 17, TOWNSHIP 17 NORTH, RANGE 10 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA. 1978 APR -7 PM 2:45

- A. Lots shall have only single family residential dwellings with attached, built in or detached garage for not less than two (2) cars. All structures shall be enclosed within 18 months after ground breaking has begun.
- B. No cabin type structures such as log homes or A-Frame construction.
- C. No single or double-wide mobile homes, tents, shacks or temporary structures or out buildings of an unsightly nature shall be placed or erected on said real estate.
- D. No building materials shall be placed on any building site until construction has started on the main residential structure.
- E. Each dwelling must have its own well and septic system.
- F. No offensive trade or activity shall be carried on upon said real estate which may be or become an annoyance or nuisance to the neighborhood.
- G. Each dwelling must have a seeded or sodded lawn to include front, side and rear areas. All yard set back requirements shall conform to the zoning ordinances or Washington County, Nebraska for R-1 classification. All weeds shall be kept cut to a maximum height of ten (10) inches above ground level.
- H. Private access road to Lots 1,2,3 & 4, shall be considered to be a part of Lots 1 through 4. Owners of Lots 1 through 4 will participate equally in the service and maintenance of said road way. Also private access road to Lots 6 and 7, shall be considered to be a part of Lots 6 and 7. Owners of Lots 6 and 7 will participate equally in the service and maintenance of said road way.
- I. The ground floor enclosed living area of main residential structure, excluding porches, breezeways, basements and garages, shall be not less than the following minimum sized dwellings:
 - 1. 1050 Sq. Ft. for a Ranch.
 - 2. 1050 Sq. Ft. for a Split Level or Bi-level.
 - 3. 900 Sq. Ft. for a 1½ story on ground level.
 - 4. 800 Sq. Ft. for a 2 story on ground level.
- J. Prior to commencement of construction of any structure the plans and specifications therefor (including elevations), must be submitted to, and approved in writing by the undersigned. The exposed foundation wall of all main residential structures must be painted if not covered with brick or stone veneer.
- K. If any provisions herein shall be adjudged unlawful or unenforcible, they shall in no manner affect or change the other provisions which shall remain in full force and effect.

STATE OF NEBRASKA, COUNTY OF WASHINGTON SS 638
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
 THIS 7th DAY OF April A.D. 1978
 AT 2:45 O'CLOCK P.M. AND RECORDED IN
 BOOK 117 AT PAGE 387
 COUNTY CLERK Christine J. Peterson
 DEPUTY Karen Madson

Robert L. Kuhr
 ROBERT L. KUHR

Barbara A. Kuhr
 BARBARA A. KUHR