

200505091

STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
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 THIS 24th DAY OF October A.D. 2005
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475 AT PAGE 117-119
 COUNTY CLERK Charlotte L. Petersen
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CHARLOTTE L. PETERSEN
 WASHINGTON COUNTY, CLERK
 BLAIR, NEBR.

Covenants, Conditions and Restrictions of Richland Estates

(Lots 1-5)

1. Lots shall be used only for single-family residential purposes.
2. Only one single-family dwelling shall be permitted. Not to exceed two stories (or 35' in height)
3. A one-story house with attached garage (ranch) shall contain a minimum of 1700 square feet of living area on the main floor, exclusive of garage area. The garage must be approximately at the same level as the main floor. One and one-half and two story houses shall contain a minimum of 2,200 square feet of living area in total above the basement level, exclusive of the garage area
4. Living area means finished habitable space, and does not include porches, stoops, breeze-ways, courtyards, patios, decks, basements, garages or car ports.
5. No flat or mansard-roof shall be permitted on any dwelling. All dwellings shall have a roof composition of not less than 235 pound shingles of asphalt, fiberglass, wood shakes or cedar wood shakes. Each house shall have a minimum roof pitch on the main structure of 5/12.
6. All dwellings shall have attached, enclosed, side-by-side or tandem garages which must be capable of accommodating at least two (2) standard-size automobiles.
7. All dwellings shall be subject to the following minimum set back requirements as per county regulations. Front yard 50 feet, side yard 25 feet, rear yard 50 feet.
8. Storage sheds, barns, carports, detached garages and other buildings (herein referred to as "accessory buildings") shall be located no closer to roads than the front foundation line of dwelling. They shall be of neat construction and of such character as to enhance the value of the property. Accessory building shall not exceed a cumulative total of 5000 square feet, and shall be constructed of wood, colored metal or similar material.
9. No structure of temporary character, basement, tent, shack, barn, mobile home or trailer, shall be used as a residence, temporarily or permanently. No dwelling previously occupied as a residence elsewhere shall be moved onto the property. This prohibition specifically includes mobile homes and double-wide mobile homes.
10. During construction the builder and owner will use reasonable measures to deter rain from washing mud into the streets. Reasonable measures include as a minimum, using bales of hay or straw or silt fencing to stop such flow.

11. Animals kept on any lot, will be as allowed by Washington County, Nebraska regulations. Dogs shall not be allowed to run at large. Dog owners have the responsibility to make sure to control barking as to not disturb their neighbors.
12. No automobile shall be stored or maintained outside of the garage. The dedicated street right-of-way located between the road surface and the lot line of any residential lot shall not be used for the parking of any vehicle, boat, camper, or trailer. No automobile and other self-propelled vehicle may be parked on the subdivision street permanently.
13. All lots shall be kept free of rubbish, debris, merchandise, and building material: however, building materials may be placed on lots when construction is started on the main residential structure intended for such lot. In addition, vacant lots where capital improvements have not yet begun, shall be maintained. This means vegetation shall not be allowed to reach more than a height of twelve(12) inches. No dumping of waste materials, and no material other than earth, sand, rock, or gravel shall be used as fill on any lot.
14. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood, including, but not limited to, odors, dust, glare, sound, lighting, smoke, vibration, and radiation.
15. A dwelling on which construction has begun must be completed within one(1) year from the date the building permit was issued for said dwelling.
16. No dwelling may be built of material other than wood, stone, stucco, brick, or a combination thereof.
17. No lot shall be subdivided.
18. Owners of homes in Richland Estates shall form an Association. The Association shall maintain the road(Sierra Circle) in Richland Estates. Sierra Circle will be an easement road (perpetual easement to the public) and privately maintained. They shall also institute a program of weed control. The owner of each lot shall mow and keep his lot free of weeds and underbrush. The Association shall maintain and control the use of all areas within the subdivision designated as green space, roads, and bus loop.

Mark E. Newstrom
Mark E. Newstrom

Vicki L. Newstrom
Vicki L. Newstrom

STATE OF NEBRASKA
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 24th day of October, 2005 by
Mark E. Newstrom and Vicki L. Newstrom, Husband and wife.

Tamara S. Johnson
Notary Public

My Commission Expires:

