

1979 MAR -1 PM 1:34

PROTECTIVE COVENANTS

WILDWOOD PROPERTIES SUBDIVISION

1. These covenants shall run with the land and continue until January 1, 1989, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of said land shall have been recorded in the office of the County Clerk of Washington County, Nebraska, agreeing to change same in whole or part.
2. If any person, firm or corporation shall violate or attempt to violate any provisions thereof, any owner of real estate in such addition shall be empowered and entitled to bring any action or proceeding to prevent or restrain the continuance of such attempt or violation or to recover damages occasioned thereby.
3. If any provisions hereof shall be adjudged unlawful or unenforcible, same shall in no manner affect or change the other provisions hereof, which shall remain in full force and effect.
4. The lots in Wildwood Properties Subdivision shall be used only for single family residential purposes with no more than two individual living units.
5. Construction on or improvement on any lot shall be subject to the following restrictions:
  - A. Minimum Yards - The minimum front, side and rear yard requirements of the Washington County Single Family Zoning District as now enacted shall govern this Subdivision. Any waiver or change of said restriction by Washington County shall only affect these covenants when said waiver or change is more restrictive than the requirements now in effect.
  - B. Minimum Dwelling Size For Lots One through Eight, Inclusive - Each one-story dwelling shall contain not less than 720 square feet of finished living area. Each split-level dwelling shall contain not less than 720 square feet of finished living area on at least one level of the dwelling. Each one and one-half story dwelling shall contain not less than 720 square feet of finished living area on the ground floor.
  - C. Minimum Dwelling Size For Lots Nine through Twelve Inclusive - Each one-story dwelling shall contain not less than 1,000 square feet of finished living area. Each split-level dwelling shall contain not less than 1,000 square feet of finished living area on at least one level of the dwelling. Each one and one-half story dwelling shall contain not less than 1,000 square feet of finished living area on the ground floor.
  - D. Maximum Height - No dwelling or other building shall be constructed which is more than two and one-half stories or 35 feet in height.

Recorded ✓  
 General ✓  
 Numerical \_\_\_\_\_  
 Photostat \_\_\_\_\_

OFFICES OF  
 O'HANLON & O'HANLON  
 LAWYERS  
 BLAIR, NEBRASKA

STATE OF NEBRASKA, COUNTY OF WASHINGTON) SS 311 /  
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
 THIS 1st DAY OF March A.D. 19 79  
 AT 1:34 O'CLOCK P M. AND RECORDED IN  
 BOOK 122 AT PAGE 66-69  
 COUNTY CLERK Charlotta Peterson  
 DEPUTY Karen MacLaren

6. Construction of any dwelling or structure must be completed within one year after excavation for footings.
7. No animals, livestock or poultry of any kind shall be raised or maintained on any of the lots in the subdivision except that dogs, cats and other ordinary household pets shall be permitted if they are not raised or maintained for breeding or any other commercial purpose.
8. No dwelling of any nature which has been constructed and used in another location shall be placed on any lot in the subdivision.
9. No trees, shrubs, hedges or other plants shall be maintained or permitted in such proximity to any lot as will interfere with the use and maintenance of any street or walk or the unobstructed view at street intersections sufficient for the safety of pedestrians and vehicles. The owner shall take whatever steps are necessary to control noxious weeds on his real estate. Ground cover shall be maintained on all lots in order to prevent erosion. Any and all dead trees and shrubbery must be removed at the owner's expense.
10. No noxious or offensive trade or activity shall be carried on, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the subdivision.
11. 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 any nonburnable refuse must be hauled away for disposal.
12. Grading of lots in Wildwood Properties in preparation for construction of dwellings on said lots shall be kept to a minimum and the natural contours of the land shall be preserved where feasible. No changes in the topography of a lot is permitted which would interfere with proper drainage either on the lot of the owner or any other lot.
13. All portions of exposed foundations of any building constructed in the subdivision must be painted if they are not covered with brick or stone veneer.
14. No fences shall be constructed or erected in front of any residential structure in the subdivision except decorative fences which do not exceed 42 inches in height and which are constructed of brick, natural stone, decorative metal or wood. Side and rear yard fences may be constructed by the same materials as allowed hereinabove. All fences shall be maintained so as not to become unsightly.
15. No mobile homes, shacks, tents or any other temporary structures or out buildings of an unsightly nature shall be placed or erected on any lot in the subdivision.
16. Occupancy of any residential dwelling shall not be permitted until all exterior construction is fully completed.

- 17. No poster or advertising signs of any nature shall be permitted in the subdivision except residential "For Sale" signs not exceeding 2 feet by 3 feet in dimension provided, however, that the undersigned or their agents may place signs in the subdivision advertising the subdivision and lots thereon which are for sale.
- 18. No buildings shall be constructed or erected on any lot for any business, trade, or any other commercial use.
- 19. No ground trash or garbage piles shall be placed or permitted to exist on any lots in the subdivision and all tanks must either be covered or buried beneath ground level.
- 20. No occupancy of any residential structure shall be allowed prior to the time that the house is connected to its septic system.
- 21. All excavation including utility trenches shall be kept filled, compacted, and maintained.
- 22. Easements are dedicated for the use of any public or private utility company or for reciprocal use by abutting property owners for the sole purpose of construction and maintenance of utility lines at the following locations and to the following width:  
  
5.0 feet in width along all side lot lines not abutting road right of way and along the lot line abutting the road right of way. No structures of a permanent nature shall be constructed on said easements other than normal fencing or landscaping.
- 23. No travel trailers, boats, dune buggies, motorcycles, snowmobiles or other recreational vehicles shall be parked in the front or side yards of any lot, and said vehicles and recreational units shall not be stored on a permanent basis on any of the lots in the subdivision, however, owners of lots in the subdivision shall be allowed to park said vehicles or recreational units on a temporary basis only. Said vehicles and recreational units may be stored on lots in the subdivision if they are parked in a garage or similar storage building.

Signed this 1<sup>st</sup> day of March, 1979.

Warren B. Reeh  
WARREN B. REEH

Ruth Ann Reeh  
RUTH ANN REEH

STATE OF NEBRASKA     )  
                                  )     : ss:  
WASHINGTON COUNTY    )

On this 1<sup>st</sup> day of March, 1979, before me the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came Warren B. Reeh and Ruth Ann Reeh, to me known to be the identical

persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.



*Ann Lottman*  
NOTARY PUBLIC

My Commission expires: *May 28, 1982*