

DECLARATION

A Portion of CANDLEWOOD II, a Subdivision, as Surveyed, Platted and Recorded, Douglas County, Nebraska.

THIS DECLARATION, made this 8th day of MAY, 1979, by the undersigned, BOARD OF TRUSTEES FOR THE BRUCE N. MILLER REAL PROPERTY ARRANGEMENT and THE UNITED STATES NATIONAL BANK OF OMAHA,

WITNESSETH: That,

WHEREAS, the undersigned, BOARD OF TRUSTEES FOR THE BRUCE N. MILLER REAL PROPERTY ARRANGEMENT and THE UNITED STATES NATIONAL BANK OF OMAHA, are the owners, with each owning an undivided one-half interest, of the following described real estate:

Lots Nineteen (19) through Twenty-eight (28), both inclusive, and Lot Forty-eight (48) all in Candlewood II, a subdivision, as surveyed, platted, and recorded, Douglas County, Nebraska;

WHEREAS, all of the above-described real estate has been zoned "R-6 Cluster", and, therefore, is available for single-family or two-family use; and

WHEREAS, the undersigned, being the owners of all of the above-described real estate, in order to establish a uniform plan for the development thereof, do hereby declare as follows:

1. All of the above-described real estate involved in this Declaration is and will be acquired, conveyed, devised, inherited, sold, or otherwise transferred and is and will be occupied and used subject to all and each of the conditions and other terms set forth in this Declaration. The following does and will constitute the real property subject to this Declaration:

(a) Lots Nineteen (19) through Twenty-eight (28), both inclusive, and Lot Forty-eight (48), all in Candlewood II, a subdivision, as surveyed, platted, and recorded, Douglas County, Nebraska.

(b) Declarants will retain the right at any time or from time to time through December 31, 2000, to subject additional real property owned by them in Douglas County, Nebraska, and comprised of one or more subdivisions or units suitable for private residential purposes, hereafter called "lot" or

"lots," and any other owners will have the right at any time or from time to time but only upon the receipt of an express written Acceptance executed by Candlewood Homes Association, a Nebraska non-profit corporation, hereafter called "Association", also to subject additional real property owned by them in Douglas County, Nebraska, and comprised of one or more lots, to this Declaration by executing and recording with the Register of Deeds of Douglas County, Nebraska, an express written supplementary declaration describing such property and extending to each of such lots all of the conditions and other terms set out in this Declaration with only such complimentary additions and modifications as may be appropriate, convenient, or necessary for accommodation of the different character of such property but not inconsistent with the private residential character of the property.

2. The above-described residential property of Candlewood II is and will be through December 31, 2000, subject to all and each of the following conditions and other terms hereafter called "covenants":

(a) Except for such lot or lots or part thereof as may from time to time be occupied or used for educational, recreational, religious, or other nonprofit public purposes to the extent permitted by applicable zoning regulations, none of the above-described real property, hereinafter will be occupied or used for other than single-family or two-family residential purposes; and no lot will be occupied or used for such residential purposes at a density greater than one single-family or one two-family residence for each lot or for each part thereof of an area not less than Seven Thousand Five Hundred (7,500) square feet.

(b) The structure or associated structures comprising a single-family or two-family residence will consist of a detached dwelling designed to accommodate a single person or one family group per dwelling or one-family group per unit with respect to a duplex, together with household servant or servants, if not more than two and one-half stories in height and which shall be constructed in compliance with the following restrictions:

(1) The enclosed floor area of every single-family one-story single floor level dwelling, exclusive of open porches, open breeze-ways, basements and garages, shall be not less than One Thousand One Hundred (1,100) square feet.

(2) The ground floor enclosed area of every single-family two-story or one and one-half story dwelling, exclusive of open porches, open breeze-ways, basements and garages, shall be not less than Six Hundred Seventy-five (675) square feet and the first floor and other floors combined shall have an aggregate floor area of not less than One Thousand Three Hundred Fifty (1,350) square feet.

(3) The enclosed floor area of every single-family split-level style of dwelling with the garage built under a portion of the building shall have an aggregate floor area, including the floor level above the garage, of not less than One Thousand Three Hundred Fifty (1,350) square feet, exclusive of open porches, open breeze-ways, garages and basements

regardless of whether the basement level is to be finished or is to be fifty percent (50%) or more exposed above grade level.

(4) The enclosed floor area of every single-family split entry style of dwelling where the entrance level is not a primary level of the building and the garage is built below a portion of the building shall have an aggregate main floor area of not less than One Thousand Three Hundred Fifty (1,350) square feet (One Thousand Two Hundred Fifty (1,250) square feet if the garage is not below a portion of the building), exclusive of open porches, open breeze-ways, garages and basements, regardless of whether the basement level is to be finished or is to be fifty percent (50%) or more exposed above grade level.

(5) The enclosed floor area of every two-family (duplex) style of dwelling shall have an aggregate floor area of not less than Nine Hundred Fifty (950) square feet per living unit, exclusive of open porches, open breeze-ways, garages and basements, regardless of whether the basement level is to be finished or is to be fifty percent (50%) or more exposed above grade level.

(c) No single-family or two-family residence will be altered, built, constructed, or otherwise maintained on any lot without an express written approval executed by Association through its Architectural Control Committee or its permission by implied approval secured in the manner set out in its Articles of Incorporation or its By-Laws, as from time to time amended, as to general appearance, exterior color or colors, harmony or external design and location in relation to surroundings and topography and other relevant architectural factors, location within lot boundary lines, quality of construction, size, and suitability for residential purposes of such single-family or two-family residence; and no exterior air-conditioning equipment, antenna, ditch, fence, flag pole, pool, tennis court, wall, or other structures or associated structures, and no trees or other substantial landscaping in any location within public view will be altered, built, constructed, erected, installed, planted or otherwise maintained or undertaken on any lot without such approval by Association so secured as to general appearance, composition, design, exterior color or colors, and suitability for residential purposes. All exposed foundations facing the front and side yards of each lot shall be faced with brick, stone, or wood. All single-family dwellings shall have attached enclosed garages which must be capable of accommodating at least two standard size automobiles. Two-family dwellings shall have attached enclosed garages which must be capable of accommodating at least one standard size automobile per living unit.

(d) After commencement thereof, all approved or permitted construction on any lot will be as diligently as practicable prosecuted to completion, and no approved or permitted construction

will be maintained on any lot in uncompleted or unfinished condition for more than eighteen (18) months.

(e) No exterior burner, incinerator or other receptacle for garbage, trash, or other refuse will be maintained above ground level on any lot; and no barn, shack, tent, trailer, or other moveable or temporary structure will be maintained on any lot other than for temporary use or uses appropriate, convenient or necessary for residential purposes for not more than seven (7) days within any calendar year or for use or uses connected with approved or permitted construction. Public concrete sidewalks, four feet wide and four inches thick, shall be installed by the owner in front of each improved lot and on the side street of each improved corner lot prior to completion of construction of the dwelling on each lot.

(f) No driveway will be constructed or maintained on any lot and connected to or with any adjoining public streets through its curb other than by a curb cut effected with a clean cutting cement saw leaving a smooth and unpatched curb cut and by a construction design leaving a smooth and unpatched union along a line or lines outside the path of water flow along said curb and surfaced from the line of any intersected public sidewalk nearest such lot to such union, only with concrete cement of quality similar to that used for such sidewalk and street and otherwise surfaced with asphalt, brick, concrete, laid stone, or other construction materials so as to avoid and prevent erosion of or water damage to such curb, curb cut, sidewalk, or street, and such driveway will be so constructed or maintained and connected across or over an adjoining intersection so as to avoid and prevent erosion of, water damage to, cracks in, or similar damage to such sidewalk.

(g) No grass, weeds, or other vegetation will be grown or otherwise permitted to commence or to continue and no dangerous, diseased, or otherwise objectionable shrubs or trees will be maintained on any lots so as to constitute an actual or potential public nuisance, create a hazard of undesirable contagion or proliferation, or detract from a neat and trim appearance.

(h) No advertising sign or other poster other than a sign of an area of not more than four square feet advertising such lot for sale or a sign or signs belonging to Declarant as owner of such lot will be maintained on any lot.

(i) No excess or unused building material or materials will be kept, stored, or otherwise maintained on any lot in a location within public view, other than for use or uses connected with approved or permitted construction; and no junk, rubbish, waste material, or other refuse will be abandoned, stored, or otherwise maintained on any lot.

(j) No boat, camper, trailer, or similar chattel will be maintained on any lot, other than in an enclosed structure, for more than seven (7) days within any calendar year; and no automobile, motorcycle, truck, or other vehicle will be repaired, torn down, or stored on any lot, other than in an enclosed structure.

(k) No birds, livestock, poultry or animals other than domesticated non-commercial pets and no more than reasonable quantity will be bred, kept, or otherwise maintained on any lot.

3. The single-family or two-family residential property described above is and will be through December 31, 2000, or for such longer or other period as may otherwise be fixed, included in membership in Association, subject to all and each of the following conditions and other terms:

(a) Association will have the right, in general, without any part of its net earnings inuring to the private benefit of its members, to promote and sustain their social welfare, and otherwise provide for their health, pleasure, recreation, safety, and other nonprofitable interest by acquiring, maintaining, operating, contributing to the acquisition, maintenance or operation of or otherwise making available for use any one or more area entrances or entry structures, boat docks, golf courses, lakes, parks, swimming pools, tennis courts, and other recreational equipment, facilities, grounds or structures, by providing weed and other actual or potential nuisance abatement or control, security service, other community services, by exercising architectural control and securing compliance with or enforcement of applicable covenants, easements, restrictions, and similar limitations, by fixing and collecting or abating dues or other charges for financing its operations, by delegating, by contract or otherwise, to any other Nebraska nonprofit corporation general responsibility for administration and executive management of its affairs, and by undertaking any one or more other activities appropriate, convenient, or necessary to promote or sustain any such interest, to acquire by purchase or otherwise, hold for investment or otherwise, or dispose of for profit or otherwise any interest in or species of personal or real property wherever located, and to engage in any other venture for the mutual non-profitable interests of its members for which a corporation may be organized under the Nebraska Non-profit Corporation Act, as amended.

(b) Except for such lot or lots or part thereof as may from time to time be occupied or used for educational, recreational, religious or other non-profit or public purposes to the extent permitted by applicable zoning regulations, every single-family or two-family residence lot subject to this Declaration will be automatically included in membership in Association as a benefit or burden running with and charged upon the ownership of each such lot; and the owners of any other lots will have the right at any time or from time to time but only upon the receipt of an express written acceptance executed by Association thereafter to include any such lot in membership in the Association as a benefit or a burden running with and charged upon the ownership of such lot.

(c) Dues or other charges for each lot included in membership fixed by Association in the manner set out in its Articles of Incorporation or its Bylaws, as from time to time amended, will

constitute until abated or paid, a lien upon and charge against such lot in favor of Association; but no such dues or charges shall constitute a lien until and unless a written notice of such lien is filed by Association on such lot with the Register of Deeds of Douglas County, Nebraska, and no such lien upon any such lot will at any time be superior to any earlier or later established lien upon such lot for security for a home improvement or purchase money loan or the unpaid balance of a purchase contract for such lot.

(d) The obligations and privileges of membership in Association will, in the manner set out in its Articles of Incorporation or its Bylaws, as from time to time amended, extend to contract purchasers and owners of all lots included in membership and appertain to and be coterminous with the duration of the interest for membership for a period or from period to period, but each member will be and remain personally liable to Association until abatement or payment for all dues or other charges fixed by it at any time or from time to time throughout the duration of such interest or membership.

4. Association will have the right in the manner set out in its Articles of Incorporation or its Bylaws, as from time to time amended, to divide the membership into classes, to deny or limit voting rights of members of any membership class, and to deny access to or use of facilities or services, suspend the membership or privileges of, or otherwise discipline any member for failure to pay dues or charges or for other conduct detrimental to its affairs or otherwise improper.

5. The covenants, easements, conditions, and other terms set out in this Declaration for single-family or two-family residence property are and will be subject to the following enforcement:

(a) Association and every contract purchaser or owner of any lot will be entitled at any time or from time to time to institute any equitable or legal proceeding appropriate, convenient, or necessary for enforcement as to any lot of any covenant or an easement granted to it and to fix a reasonable charge for such action as a lien upon and charged against such lot in favor of Association.

(b) Every grantee, assignee thereof, or successor thereto, will be entitled at any time or from time to time to institute any equitable or legal proceeding appropriate, convenient, or necessary for enforcement of any easement granted to such grantee.

6. A perpetual license and easement has been granted to Omaha Public Power District and Northwestern Bell Telephone

BOOK 615 PAGE 336

Company, their successors and assigns, as provided in the recorded plat of Candlewood II.

IN WITNESS WHEREOF, the undersigned have executed this Declaration at Omaha, Douglas County, Nebraska, the date and year above first written.

BOARD OF TRUSTEES FOR THE
BRUCE N. MILLER REAL PROPERTY
ARRANGEMENT

By:

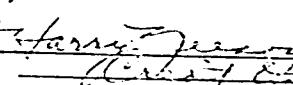
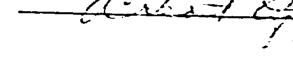

Richard K. Flory, Trustee

By:


Donald D. Siebler, Trustee

THE UNITED STATES NATIONAL BANK
OF OMAHA,

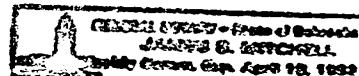
By:


Its 

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified for said county, personally came Richard K. Flory and Donald D. Siebler, as Trustees and on behalf of the Board of Trustees for the Bruce N. Miller Real Property Arrangement, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed and the voluntary and authorized act and deed of Board of Trustees for the Bruce N. Miller Real Property Arrangement.

May WITNESS my hand and notarial seal this 8th day of
, 1979.



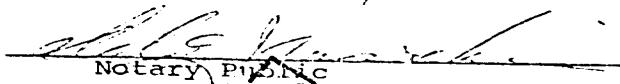

Notary Public

My commission expires: _____

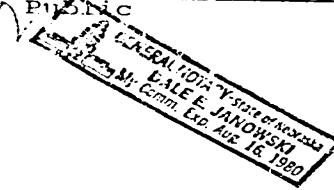
STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified for said county, personally came N. Harry Nelson of The United States National Bank of Omaha, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary and authorized act and deed of The United States National Bank of Omaha.

May WITNESS my hand and notarial seal this 7 day of
, 1979.


Notary Public

My commission expires: 5/16/80



ACCEPTANCE

The foregoing Declaration is hereby accepted and approved by Candlewood Homes Association, a nonprofit corporation.

Dated this 2nd day of June, 1979.

By: Verma R. Elston
Its President

By: Karen Burnard
Its Secretary

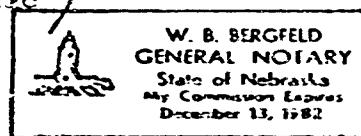
STATE OF NEBRASKA)
; ss.:
COUNTY OF DOUGLAS)

Before me, a Notary, Public qualified for said county, personally came Verma R. Elston, President and Karen Burnard, Secretary, of the Candlewood Homes Association, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary and authorized act and deed and the voluntary and authorized act and deed of the Candlewood Homes Association.

WITNESS my hand and notarial seal this 2nd day of June, 1979.

W. B. BERGFELD
Notary Public

My commission expires: 12-13-82



79-9406
79-9406
Index
Fee
Book
Page
of
Pages
Copies
✓

RECEIVED
1979 JUN 4 PM 3:28
CLERK'S OFFICE
DOUGLAS COUNTY, NEB.

DECLARATION OF PARTY WALL,
AND COMMON MAINTENANCE

The following declaration is made this 1st day of November, 1983 by H & H Acres, Inc., a Nebraska corporation, fee owner of the following described real estate, to-wit:

Lots 19, 20, 21, 22 and 23, all in
Candlewood II, a Subdivision, as
surveyed, platted and recorded, in
Douglas County, Nebraska; and

the undersigned is, or intends to, construct, on each of the above-referenced lots, residential housing containing two separate family living units under a common roof separated by a common wall and, in connection therewith, the undersigned intends to split each of the above-referenced lots and sell each one-half lot as a separate parcel such that each parcel shall include one-half of a lot, one-half of the structure constructed thereon and party wall rights and obligations related to the common wall which wall shall exist on the line splitting each lot.

It is hereby declared that the above-referenced common wall shall be a party wall and that the respective rights and responsibilities of subsequent lot or one-half lot owners with respect to said wall and certain exterior maintenance requirements shall be as set forth below and that this declaration and the rights and responsibilities outlined below are to run with the land and shall be binding on all present and future owners of the above-referenced real estate.

Notwithstanding the foregoing, it is specifically provided, however, that the rights and responsibilities provided herein shall be binding as between the owners of the two halves of each of the above-referenced lots and that in the event that the owners of the two halves of any of the above-referenced lots wishes to amend or alter this declaration, it shall not be necessary to obtain the consent of the owners of the remaining lots for the reason that the common wall is located on the lot split and there is no common area between the above-referenced lots.

1. The wall existing between the split halves of each of the above-referenced lots shall be a party wall and the owners shall have the right to use it jointly.

2. If it becomes necessary or desirable to repair or rebuild the whole or any part of the wall, the repairing or rebuilding expense shall be borne equally by the owners, or by their heirs and assigns. Any repairing or rebuilding of the wall shall be on the same location, and of the same size as the original wall or portion therein and of the same or similar material of the same quality of that used in the original wall or portion thereof.

3. Neither owner shall, without the prior written consent of the other, damage or destroy the wall, or do anything to the wall which would result in the impairment of its usefulness as it now exists to either owner.

4. It is understood that because the roof and certain exterior walls are continuous between the two lot halves, it may, at certain times, be difficult if not impossible to re-

pair a portion thereof without damaging or encroaching upon the portion of the roof or exterior wall which is a part of the other lot half. The owners agree to cooperate in connection such required repairs and grant each other a limited easement for the purpose of accomplishing such repairs and for no other purpose. Any such repairs to the roof or exterior walls shall be accomplished with the same or similar materials of the same quality as that used in the original roof, exterior wall or portion thereof.

5. Notwithstanding the foregoing, in the event that damage or destruction is caused by the actual negligence or fault of one of the owners, then that owner shall have the ultimate responsibility of paying for the repairs of restoration.

6. Any controversy that may arise between the owners of the two halves of each lot with respect to the necessity for, or cost of, repairs or with respect to any other rights or liabilities of the owners under this declaration shall be submitted to the decision of three arbitrators, one to be chosen by each of the owners and the third by the two arbitrators so chosen. The award of a majority of such arbitrators shall be final and conclusive on the parties.

Executed this 1st day of November, 1983.

H & H ACRES, INC.
A Nebraska Corporation

By: David R. Park
President

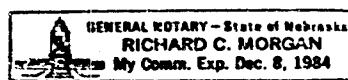
ATTEST:

Richard C. Morgan

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this 1st day of November, 1983, before me, the undersigned, a Notary Public in and for said county, personally came David R. Park, President of H & H ACRES, INC., a corporation, to me known to be the President and identical person whose name is affixed to the foregoing instrument and he acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the seal of said corporation was thereto affixed by its authority.

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



Richard C. Morgan
Notary Public

RECEIVED
1983 NOV - 1 AM NO 15
RECEIVED
CLERK'S OFFICE OF DOUGLAS COUNTY, NEB
RECEIVED

699
Book
232
Page
Date
1983

79-132
File
Index
Comped
79-132
79-132

DECLARATION OF PARTY WALL
AND COMMON MAINTENANCE

The following declaration is made this 1st day of November, 1983 by H & H Acres, Inc., a Nebraska corporation, fee owner of the following described real estate, to-wit:

Lots 19, 20, 21, 22 and 23, all in Candlewood II, a Subdivision, as surveyed, platted and recorded, in Douglas County, Nebraska; and

the undersigned is, or intends to, construct, on each of the above-referenced lots, residential housing containing two separate family living units under a common roof separated by a common wall and, in connection therewith, the undersigned intends to split each of the above-referenced lots and sell each one-half lot as a separate parcel such that each parcel shall include one-half of a lot, one-half of the structure constructed thereon and party wall rights and obligations related to the common wall which wall shall exist on the line splitting each lot.

It is hereby declared that the above-referenced common wall shall be a party wall and that the respective rights and responsibilities of subsequent lot or one-half lot owners with respect to said wall and certain exterior maintenance requirements shall be as set forth below and that this declaration and the rights and responsibilities outlined below are to run with the land and shall be binding on all present and future owners of the above-referenced real estate.

Notwithstanding the foregoing, it is specifically provided, however, that the rights and responsibilities provided herein shall be binding as between the owners of the two halves of each of the above-referenced lots and that in the event that the owners of the two halves of any of the above-referenced lots wishes to amend or alter this declaration, it shall not be necessary to obtain the consent of the owners of the remaining lots for the reason that the common wall is located on the lot split and there is no common area between the above-referenced lots.

1. The wall existing between the split halves of each of the above-referenced lots shall be a party wall and the owners shall have the right to use it jointly.

2. If it becomes necessary or desirable to repair or rebuild the whole or any part of the wall, the repairing or rebuilding expense shall be borne equally by the owners, or by their heirs and assigns. Any repairing or rebuilding of the wall shall be on the same location, and of the same size as the original wall or portion therein and of the same or similar material of the same quality of that used in the original wall or portion thereof.

3. Neither owner shall, without the prior written consent of the other, damage or destroy the wall, or do anything to the wall which would result in the impairment of its usefulness as it now exists to either owner.

4. It is understood that because the roof and certain exterior walls are continuous between the two lot halves, it may, at certain times, be difficult if not impossible to re-

pair a portion thereof without damaging or encroaching upon the portion of the roof or exterior wall which is a part of the other lot half. The owners agree to cooperate in connection such required repairs and grant each other a limited easement for the purpose of accomplishing such repairs and for no other purpose. Any such repairs to the roof or exterior walls shall be accomplished with the same or similar materials of the same quality as that used in the original roof, exterior wall or portion thereof.

5. Notwithstanding the foregoing, in the event that damage or destruction is caused by the actual negligence or fault of one of the owners, then that owner shall have the ultimate responsibility of paying for the repairs of restoration.

6. Any controversy that may arise between the owners of the two halves of each lot with respect to the necessity for, or cost of, repairs or with respect to any other rights or liabilities of the owners under this declaration shall be submitted to the decision of three arbitrators, one to be chosen by each of the owners and the third by the two arbitrators so chosen. The award of a majority of such arbitrators shall be final and conclusive on the parties.

Executed this 1st day of November, 1983.

H & H ACRES, INC.
A Nebraska Corporation

By: W. J. Smith /
President

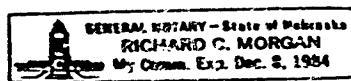
ATTESTATION:

Richard C. Morgan

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this 1st day of November, 1983, before me, the undersigned, a Notary Public in and for said county, personally came David R. Park, President of H & H ACRES, INC., a corporation, to me known to be the President and identical person whose name is affixed to the foregoing instrument and he acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the seal of said corporation was thereto affixed by its authority.

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



RECEIVED NOV - 1 1968
BUREAU OF INVESTIGATION
DEPARTMENT OF JUSTICE

Book 699
Page 231
Date 2/14/94

Richard Ferguson
Notary Public

STATELY PUBLISHING

$$\begin{array}{r}
 \cancel{100} \cancel{132} \\
 \cancel{Index} \\
 \cancel{Comped} \\
 \hline
 79 \cancel{132} \\
 \hline
 79
 \end{array}$$

No. 75
Book 510
Page 401

D E C L A R A T I O N

CANDLEWOOD ADDITION

a subdivision in Douglas County, Nebraska
as surveyed, platted and recorded

Recorded May 31, 1972

THIS DECLARATION, made this 27th day of May, 1972, by the undersigned, E. G. MILLER REALTY CO., INC., TRUSTEE,

WITNESSETH: THAT,

WHEREAS, the undersigned E. G. MILLER REALTY CO., INC., TRUSTEE, is the owner of the following described premises, to-wit: Lots One (1) through Four Hundred Three (403), inclusive, in Candlewood Addition, a Subdivision in Douglas County, Nebraska, as surveyed, platted and recorded, and

WHEREAS, the undersigned has heretofore agreed, pursuant to an Indenture executed September 30, 1971, that of the foregoing described real estate all that portion legally described as: Lots 1 through 84, inclusive, Lots 86 through 228, inclusive, and Lots 233 through 400, inclusive, in Candlewood Addition, a Subdivision in Douglas County, Nebraska, as surveyed, platted and recorded, will be subject to conditions and other terms appropriate, convenient, or necessary to preserve and promote its private residential character in conformity to and coordination with the general scheme of development and use expressed in said Indenture, and

WHEREAS, the Declarant being the owner of all that portion of the foregoing described real estate legally described as: Lots 85, 229, 230, 231, 232, 401, 402 and 403 in Candlewood Addition, a Subdivision in Douglas County, Nebraska, which lots have been zoned for multi-family Residential District and Commercial District uses, and in order to insure that the use made of said lots is in conformity and harmony with the general scheme of development planned by Declarant to protect the value and desirability of all the above described property, Declarant desires to subject said lots to the following covenants contained in Section II hereof only;

NOW, THEREFORE, in consideration of the matters herein recited Declarant does hereby

DECLARE as follows, so-wit:

X

SINGLE-FAMILY RESIDENCE PROPERTY

1. All single-family residence property involved in this Declaration, is and will be acquired, conveyed, devised, inherited, sold, or otherwise transferred and is and will be occupied and used subject to all and each of the conditions and other terms set out in this Section I of this Declaration; and the following does and will constitute the single-family residence property so subject to this Declaration:

a. Lots 1 through 84, inclusive, Lots 86 through 228, inclusive, Lots 233 through 400, inclusive, in Candlewood Addition, a subdivision in Douglas County, Nebraska will be subjected to this Declaration,

b. Declarant will retain the right at any time or from time to time through December 31, 2000, to subject additional real property owned by it in Douglas County, Nebraska, and comprised of one or more subdivisions or units suitable for individual private residential purposes, hereafter called "lot" or "lots", and any other owners will have the right at any time or from time to time but only upon the receipt of an express written Acceptance executed by Candlewood Homes Association, a Nebraska nonprofit corporation, hereafter called "Association", also to subject additional real property owned by them in Douglas County, Nebraska, and comprised of one or more lots, to this Declaration by executing and recording with the Register of Deeds of Douglas County, Nebraska, an express written Supplementary Declaration describing such property and extending to each of such lots all of the conditions and other terms set out in this Declaration with only such complementary additions and modifications as may be appropriate, convenient, or necessary for accommodation of the different character of such property but not inconsistent with the private residential character of the single-family residence property.

2. The single-family residence property of Candlewood is and will be through December 21, 2000, subject to all and each of the following conditions and other terms, hereafter called "covenants";

a. Except for such lot or lots or part thereof as may from time to time be occupied or used for educational, recreational, religious, or other nonprofit public purposes to the extent permitted by applicable zoning regulations, no single-family residence lot, hereinafter will be occupied or used for other than single-family residential purposes; and no lot will be occupied or used for such residential purposes; and no lot will be occupied or used for such residential purposes at a density greater than one single-family residence for each lot or for each part thereof of an area not less than Seven Thousand Five Hundred (7,500) square feet.

b. The structure or associated structures comprising a single-family residence will consist of a detached dwelling designed to accommodate a single person or one family group together with household servant or servants of not more than two and one-half stories in height which shall be constructed in compliance with the following restrictions:

(1) The ground floor area of every one-story dwelling exclusive of open porches, open breezeways, basements and garages, shall be not less than One Thousand Six Hundred (1,600) square feet.

(2) The ground floor enclosed area of every two-story or one and one-half story dwelling exclusive of open porches, open breezeways, basements and garages, shall be not less than Nine Hundred (900) square feet and the first floor and other floors combined shall be not less than One Thousand Nine Hundred (1,900) square feet of floor area.

(3) The ground floor enclosed area of every split-level type of dwelling with the garage built under the dwelling, shall have combined ground floor area including

the floor area above the garage, exclusive of open porches, open breezeways, basements and garages, of not less than Nine Hundred (900) square feet and the ground floor area and other floors combined shall be not less than One Thousand Seven Hundred (1,700) square feet.

c. No single-family residence will be altered, built, constructed, or otherwise maintained on any lot without an express written Approval executed by Association through its Architectural Control Committee or its permission by implied approval secured in the manner set out in its Articles of Incorporation or its By-Laws, as from time to time amended, as to general appearance, exterior color or colors, harmony of external design and location in relation to surroundings and topography and other relevant architectural factors, location within lot boundary lines, quality of construction, size, and suitability for residential purposes of such single-family residence; and no exterior air conditioning equipment, antenna, ditch, fence, flag pole, pool, tennis court, wall, or other structure or associated structures and no trees or other substantial landscaping in any location within public view will be altered, built, constructed, erected, installed, planted or otherwise maintained or undertaken on any lot without such approval by Association so secured as to general appearance, composition, design, exterior color or colors, and suitability for residential purposes. The roof of all dwellings or any other structure shall be covered by shake, wooden shingle or tile roofing materials, and no roof shall be covered with asphalt composition material. All exposed foundations facing the front and side yards of each lot not adjoining Lake Candlewood shall be faced with brick, stone or wood, and all exposed foundations on each lot adjoining said lake shall be faced with brick, stone or wood. The chimney of all dwellings shall be faced with brick or stone. All dwellings shall have attached enclosed garages which must be capable of accommodating at least two standard size automobiles.

d. After commencement thereof all approved or permitted construction on any lot will be as diligently as practicable prosecuted to completion as soon as practicable, and no approved or permitted construction will be maintained on any lot in uncompleted or unfinished condition for more than eighteen (18) months.

e. No exterior burner, incinerator, or other receptacle for garbage, trash, or other refuse will be maintained above ground level on any lot; and no barn, shack, tent, trailer, or other movable or temporary structure will be maintained on any lot other than for temporary use or uses appropriate, convenient, or necessary for residential purposes for not more than seven (7) days within any calendar year or for use or uses connected with coterminous with approved or permitted construction. Public concrete sidewalks, four feet wide and four inches thick, shall be installed by the then owner in front of each improved lot and on the side street of each improved corner lot prior to completion of construction of the dwelling on each lot.

f. No driveway will be constructed or maintained on any lot and connected to or with an adjoining public street through its curb other than by a curb cut effected with a clean-cutting cement saw leaving a smooth and unpatched curb cut and by a construction design leaving a smooth and unpatched union along a line or lines outside the path of water flow along said curb and surfaced, from the line of any intersected public sidewalk nearest such lot to such union, only with concrete cement of quality similar to that used for such sidewalk and street and otherwise surfaced with asphalt, brick, concrete, laid stone, or other construction material so as to avoid and prevent erosion of or water damage to such curb, curb cut, sidewalk, or street, and no such driveway will be so constructed or maintained and connected across or over an adjoining intersection so as to avoid and prevent erosion of, water damage to, cracks in, or similar damage to such sidewalk.

g. No grass, weeds, or other vegetation will be grown or otherwise permitted to commence or continue and no dangerous, diseased, or otherwise objectionable shrubs or trees will be maintained on any lot so as to constitute an actual or potential public nuisance, create a hazard of undesirable contagion or proliferation, or detract from a neat and trim appearance. On lots adjoining Lake Candlewood, grass shall be seeded or sodded and maintained to the water frontage; that is, the point where the lot meets the edge of the lake; and, no paving, sand or other material shall be installed on any said lot on or in the proximate vicinity of said water frontage; provided, however, that the Architectural Committee may approve plans for placement of rocks along the water frontage to check erosion if the same shall be attractive in appearance and in harmony with relation to the surroundings.

h. No advertising sign or other poster other than a sign of an area of not more than four square feet advertising such lot for sale or a sign or signs belonging to Declarant as owner of such lot will be maintained on any lot.

i. No excess or unused building material or materials will be kept, stored or otherwise maintained on any lot in a location within public view, other than for use or uses connected and coterminous with approved or permitted construction; and no junk, rubbish, waste material, or other refuse will be abandoned, stored, or otherwise maintained on any lot.

j. No boat, camper, trailer, or similar chattel will be maintained on any lot, other than in an enclosed structure, for more than seven days within any calendar year; and no automobile, motor cycle, truck, or other vehicle will be repaired, torn down, or stored on any lot, other than in an enclosed structure.

k. No birds, livestock, poultry, or animals other than domesticated noncommercial pets in no more than reasonable quantity will be bred, kept, or otherwise maintained on any lot.

1. No boat dock, boat house, float, boat ramp, raft, buoy or other structure shall be erected or placed upon any lot in the properties or placed in any water adjoining said lot, and no fence or wall shall be built or maintained along the rear lot line of any lot adjoining Lake Candlewood.

2. No motor boats, or power boats shall be permitted on Lot 303; that is, Lake Candlewood.

3. Association: The single-family residence property is and will be through December 30, 2000 or for such longer or other period as may otherwise be fixed included in membership in Association subject to all and each of the following conditions and other terms:

a. Association will have the right, in general, without any part of its net earnings inuring to the private benefit of its members, to promote and sustain their social welfare, and otherwise provide for their health, pleasure, recreation, safety, and other nonproflitable interests by acquiring, maintaining, operating, contributing to the acquisition, maintenance or operation of or otherwise making available for use any one or more area entrances or entry structures, boat docks, golf courses, lakes, parks, swimming pools, tennis courts, and any other recreational equipment, facilities, grounds, or structures, by providing weed and other actual or potential nuisance abatement or control, security service, other community services, by exercising architectural control and securing compliance with or enforcement of applicable covenants, easements, restrictions, and similar limitations, by fixing and collecting or abating dues or other charges for financing its operations, by delegating by contract or otherwise to any other Nebraska nonproflit corporation general responsibility for administration and executive management of its affairs, and by undertaking any one or more other activities appropriate, convenient, or necessary to promote or sustain any such interest, to acquire by purchase or otherwise, hold for investment or otherwise, or dispose of for profit or otherwise any interest in or species

of personal or real property wherever located, and to engage in any other venture for the mutual non-profitable interests of its members for which a corporation may be organized under the Nebraska Nonprofit Corporation Act, as amended.

b. Except for such lot or lots or part thereof as may from time to time be occupied or used for educational, recreational, religious, or other nonprofit or public purposes to the extent permitted by applicable zoning regulations, every single-family residence lot will be automatically included in membership in Association as a benefit or burden running with and charge upon the ownership of each such lot; and the owners of any other lots will have the right at any time or from time to time but only upon the receipt of an express written Acceptance executed by Association thereafter to include any such lot in membership in Association as a benefit or burden running with and charge upon the ownership of such lot.

c. Dues or other charges for each lot included in membership fixed by Association in the manner set out in its Articles of Incorporation or its By-Laws, as from time to time amended, will each constitute until abated or paid a lien upon and charge against such lot in favor of Association; but not such dues or charges shall constitute a lien until and unless a written notice of such lien is filed by the Association on such lot with the Register of Deeds of Douglas County, Nebraska, and no such lien upon any such lot will at any time be superior to any earlier or later established lien upon such lot for security for a home improvement or purchase money loan or the unpaid balance of a purchase contract for such lot.

d. The obligations and privileges of membership in Association will in the manner set out in its Articles of Incorporation or its By-Laws, as from time to time amended, extend to contract purchasers and owners of all lots included in membership and appertain to and be coterminous with the duration of the interest for membership for a period or from period to period; but each member will be and remain personally liable to Association until abatement or payment for all dues or other charges fixed by it at any time or from time to time throughout the duration of such interest or membership.

c. Association will have the right in the manner set out in its Articles of Association or its By-Laws, as from time to time amended, to divide the membership into classes, to deny or limit voting rights of members of any membership class, and to deny access to or use of facilities or services, suspend the membership or privileges of, or otherwise discipline any member for failure to pay dues or charges or for other conduct detrimental to its affairs or otherwise improper.

4. Enforcement: The covenants, easements, conditions, and other terms set out in this Declaration for single-family residence property are and will be subject to the following enforcement:

a. Association and every contract purchaser or owner of any lot will be entitled at any time or from time to time to institute any equitable or legal proceeding appropriate, convenient, or necessary for enforcement as to any lot of any covenants or any easement granted to it and to fix a reasonable charge for such action as a lien upon and charge against such lot in favor of Association.

b. Every grantee, assign thereof, or successor thereto will be entitled at any time or from time to time to institute any equitable or legal proceeding appropriate, convenient, or necessary for enforcement of any easement granted to such grantee.

II

MULTI-FAMILY RESIDENTIAL PROPERTY

AND COMMERCIAL PROPERTY

All multi-family residential property and commercial property involved in this Declaration and legally described as: Lots 85, 229, 230, 231, 232, 401, 402 and 403 in Candlewood Addition, a subdivision in Douglas County, Nebraska, is and will be through December 31, 1980, acquired, conveyed, devised, inherited, sold or otherwise transferred and is and will be occupied and used subject to the restriction that no construction shall be commenced upon any said multi-family residential lot or lots or any said commercial lot or lots until the plans

therefore shall first have been submitted to and approved in writing by Declarant.

XII

EXTENSION, MODIFICATION, TERMINATION

The conditions and other terms of Section I and/or Section II of this Declaration are and will be subject to the following provisions for extension, modification or termination:

- a. Declarant will have the right by an express written permit for the purpose of avoiding undue hardship to waive partly or wholly the application to any lot of any covenant or easement granted to it;
- b. Any grantee, assignee thereof, or successor thereto will have the right by an express written termination to terminate any easement granted to said grantee.

IN WITNESS WHEREOF, Declarant has executed this Declaration at Omaha, Douglas County, Nebraska.

B. G. MILLER REALTY CO., INC.,
TRUSTEE

By Bruce N. Miller, Inc.

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me a notary public qualified for said county, personally came Bruce N. Miller, Notary Public of B. G. MILLER REALTY CO., INC., TRUSTEE, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of B. G. MILLER REALTY CO., INC., TRUSTEE.

WITNESS my hand and notarial seal this 24 day of May, 1972.

James E. O'Neal
Notary Public

My Commission Expires:

September 2, 1972

