

200604327
 STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
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 THIS 6th DAY OF October A.D. 2006
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 497 AT PAGE 502-507
 COUNTY CLERK Charlotte L. Petersen
 DEPUTY Merry Hankins

Recorded
 General
 Numerical /
 Photostat
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 06 OCT -6 PM 1:55
 CHARLOTTE L. PETERSEN
 WASHINGTON COUNTY CLERK
 BLAIR, NEBR.

DECLARATION
 OF COVENANTS, CONDITIONS, AND RESTRICTIONS
 FOR DEERFIELD REPLAT 2 SINGLE FAMILY LOTS

THIS DECLARATION, made on the date hereinafter set forth by JCM INVESTMENTS, INC., a Nebraska corporation, hereinafter referred to as the "Declarant",

WITNESSETH:

WHEREAS, the Declarant is the owner of the following described real property:

Lots 1 through 78, inclusive in Deerfield Replat 2, a subdivision as surveyed, platted and recorded in the City of Blair, Nebraska,

WHEREAS, the Declarant will convey said Lots, subject to certain protective covenants, conditions, restrictions, reservations, liens, and charges as hereinafter set forth,

NOW, THEREFORE, the Declarant hereby declares that all of the Lots described in Article I.C. below shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of said Lots in the Properties. These easements, covenants, restrictions, and conditions, shall run with said real property, and shall be binding upon all parties having or acquiring any right, title or interest in the above described Lots, or any part thereof, and they shall inure to the benefit of each Owner thereof and the Owners of all other Lots in the Properties.

ARTICLE I
 DEFINITIONS

- A. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
- B. "Properties" shall mean and refer to all of Lots 1 through 78, inclusive, in Deerfield Replat 2, a subdivision as surveyed, platted and recorded in the City of Blair, Nebraska.
- C. "Lot" shall mean and refer to each of Lots 1 through 78, inclusive, in Deerfield Replat 2, a subdivision as surveyed, platted and recorded in The City of Blair, Nebraska.
- D. "Declarant" shall mean and refer to JCM Investments, Inc., a Nebraska corporation, and its successors and assigns.
- E. "Architectural Control Committee" shall mean the individual or committee appointed by the Declarant, and its successors and assigns.

ARTICLE II
 ARCHITECTURAL CONTROL

A. No dwelling, fence, wall, pathway, driveway, patio, patio cover or enclosure, deck, rock garden, garden, treehouse, swimming pool, television or radio antenna, satellite dishes over 18 inches in diameter, flag pole, solar collecting panels or equipment, tool sheds, or other external improvements, above or below the surface of the ground shall be built, erected, placed, planted, altered, or otherwise maintained or permitted to remain on any Lot without the express written approval of the Architectural Control Committee. No grading, excavation, or tree removal shall be commenced without express written prior approval of the Declarant through its Architectural Control Committee, or its permission by implied approval procured in the manner set forth below.