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IN BOOK 51 OF Min PAGE 204
REGISTER OF DEEDS, CASS CO., NE Patricia M. Mays \$26.50

PROTECTIVE COVENANTS
FOR
Huttons Subdivision
Lots 1 through 13 Inclusive
A Subdivision in Cass County, Nebraska

THIS DECLARATION, made on this date hereinafter set forth by Countryside Enterprises hereinafter referred to as "Declarant",

WITNESSETH:

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

Lots 1 through 13, Huttons Subdivision, a subdivision of the City of Plattsmouth, Cass County, Nebraska

WHEREAS, Declarant will convey the said property, subject to certain protective covenants, restrictions, reservations, liens, and charges as herein set forth:

NOW THEREFORE, the Declarant hereby declares that all of the lots described above 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. 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.

PART A. EASEMENTS AND LICENSES

A-1. A perpetual license and easement is hereby reserved in favor of and granted to Lincoln Telephone and Telegraph Company and to Nebraska Public Power District, their successors, and assigns, to erect and operate, maintain, repair and renew cables, conduits, and other instrumentality's and to extend wires for carrying and transmission of electric current for light, heat, and power and for all telephone and telegraph message service under easements as specified in the final plat or as modified by due process, and license being granted for the use and benefit of all present and future owners of said lots. No permanent buildings shall be placed in perpetual easements ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

A-2. All owners of all lots described herein shall grant access to employees or members of any entity engaged in the business of providing water for the purpose of allowing said persons to read the water meters located on said lots.

A-3. Every owner and member of the Association shall have a right and easement of enjoyment in and to the common property which shall be appurtenant to and shall pass with title to every lot