

53-446

RESTRICTIVE COVENANTS

The undersigned hereby declare that the following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following deescribed real estate until January 1, 2000:

Lots Two (2) through Sixty-Seven (67), and Lots Seventy (70) through One Hundred Nineteen (119), inclusive, all in PINE RIDGE, an Addition, as surveyed, platted and recorded in Sarpy County, Nebraska.

If the present or future owners of any of said lots shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

A. All lots shall be used only for single-family residence purposes or for park, library, or school purposes.

B. No noxious or offensive trade or activity shall be carried on upon any plot nor shall anything be done thereon which may be or become an annoyance, or nuisance to the neighborhood. All lots shall be kept free of trash and debris.

C. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on said real estate shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No animals, horses or other livestock or poultry of any kind shall be raised or kept on said real estate, except that dogs, cats, or other household pets are permitted, provided they are not kept, bred, or maintained for any commercial purpose, and provided that they are kept confined to the lot of the owner and are not permitted to run loose in the addition. Dwellings constructed in another addition or location shall not be moved to any lot within this addition. No outside radio, television, or other electronic antenna or aerial shall be erected on any building lot without the written consent of the Architectural Committee. No posters or advertising signs of any kind (except residential "For Sale" signs, not exceeding 2 foot by 2 foot in size) shall be erected on any building plot. The above restriction as to signs does not apply to signs erected by the undersigned or its agents, in the development of the subdivision.

No fences shall be erected unless written approval therefore is obtained from the undersigned.

No building materials shall be placed on any lot until construction is started on the main residential structure.

D. No dwelling shall have garage space for less than one automobile. Automobiles parked out-of-doors within the subdivision or upon its streets must be in operating condition or else said cars may be towed away at the owner's expense upon the request or act of land-owner in the subdivision. All automobiles must be parked either indoors or on hard surfaced slabs or

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PAGE 446 Carl L. Hillebrand REGISTER OF DEEDS, SARPY COUNTY, NEB. 35.00

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PAGE 569 Carl L. Hildebrand REGISTER OF DEEDS, SARPY COUNTY, NEB. 38.⁰⁰ 25^{copy}

ADDITIONAL RESTRICTIVE COVENANTS

The undersigned hereby declare that the following additional covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1, 2000:

Lots Two (2) through Sixty-Seven (67), and Lots Seventy (70) through One Hundred Nineteen (119), inclusive, all in PINE RIDGE, an Addition, as surveyed, platted and recorded in Sarpy County, Nebraska.

If the present or future owners of any of said lots shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

I. The following construction requirements for single-family dwellings shall apply to said lots:

(1) Brick veneer, masonry blocks or stucco exterior walls shall be constructed airtight. All joints shall be grouted or caulked airtight.

(2) At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar.

(3) Window and/or through-the-wall ventilation units shall not be used.

(4) Through-the-wall/door mail boxes shall not be used.

(5) Exterior stud walls shall be at least 3 1/2" in nominal depth and shall be finished on the outside with siding-on-sheathing, stucco, or brick veneer.

(a) Interior surface of the exterior walls shall be of gypsum board or plaster at least 1/2" thick, installed on the studs.

(b) Continuous composition board, plywood or gypsum board sheathing at least 1/2" thick or styrafoam sheathing at least 3/4" thick shall cover the exterior side of the wall studs behind wood, or metal siding. Asphaltic or wood shake shingles are acceptable in lieu of siding sheathing panels or styrafoam shall be butted tightly.

(c) Insulation material at least 3 1/2" thick (or material having an R-factor of 13) shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

(d) Two mill polyethylene shall be installed between the wall studs and the gypsum board or plaster.

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- (6) Window glass shall be at least SSB.
- (7) All operable windows shall be airtight when closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E-283-65-T.
- (8) Glass of fixed-sash windows shall be sealed in an airtight manner with a non-hardening sealant, or a soft elastomer gasket or glazing tape.
- (9) The perimeter of window frames shall be sealed airtight to the exterior wall construction.
- (10) The total area of glass in both windows and doors in sleeping spaces shall not exceed 20% of the floor area.
- (11) All exterior side-hinged doors shall be solid-core wood or insulated hollow metal at least 1-3/4" thick and shall be fully weather-stripped.
- (12) Exterior sliding doors shall be weather-stripped with an efficient airtight gasket system with performance as specified in Section I-4C. The glass in the sliding doors shall be at least 3/16" thick.
- (13) Glass in doors shall be sealed in an airtight, non-hardening sealant, or in a soft elastomer gasket or glazing tape.
- (14) The perimeter of door frames shall be sealed airtight to the exterior wall construction.
- (15) With an attic or rafter space at least 6" deep, and with a ceiling below, the roof shall consist of closely butted 3/8" composition board, plywood or gypsum board sheathing topped by felt paper (15 lb.) and asphalt shingles (235 lb.)
- (16) If the underside of the roof is exposed, or if the attic or rafter spacing is less than 6", the roof construction shall have a surface weight of at least 25 pounds per square foot. Rafters, joists or other framing may not be included in the surface weight calculation.
- (17) Gypsum board or plaster ceilings at least 1/2" thick shall be provided where required by Paragraph I-6B above. Ceilings shall be substantially airtight, with a minimum number of penetrations.
- (18) Glass fiber or mineral wool insulation shall be provided above the ceiling between joists with batt type insulation at least 8" thick or blown insulation at least 12" thick.
- (19) Openings to any crawl spaces below the floor of the lowest occupied rooms shall not exceed 2% of the floor area of the occupied rooms.
- (20) Gravity vent openings in attic shall not exceed code minimum in number and size.
- (21) If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 5 feet long with 90° bend.
- (22) Fireplaces shall be provided with well-fitted dampers.

Dated this 3RD day of September, 1980.

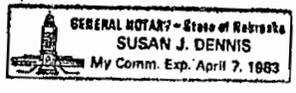
PINE RIDGE PARTNERSHIP

By Ronald L. Garrett
 Ronald Garrett
 Managing Partner

53-569 B

State of Nebraska)
) ss.
County of Sarpy)

On the day and year last above written, before me, the undersigned, a Notary Public in and for said county, personally came RONALD GARRETT, Managing Partner of Pine Ridge Partnership, and acknowledges the execution thereof to be his voluntary act and deed and the voluntary act and deed of said partnership.



Susan J. Dennis

Notary Public

Commission expires: April 7, 1983

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