

PROTECTIVE COVENANTS AND RESTRICTIONS

RURAL LIVING CONSULTANTS, INC. , herein called the "Developer," being the owner of Lots 1-11 inclusive in River Bend Acres, a Subdivision in the Northeast Quarter of the Southwest Quarter of Section 33, Township 17 North, Range 10 East of the 6th P. M. , in Washington County, Nebraska, does hereby declare that all lots within the above-described Subdivision shall henceforth be owned, held, used and conveyed subject to the following conditions, restrictions and covenants:

- A. Said lots shall be used only for single family residential purposes except such lots, or portions thereof, as may hereafter be conveyed or dedicated by the undersigned for public, religious, educational or non-profit recreational uses.
- B. No structure shall be erected, altered, placed or permitted to remain or be occupied on any lot other than one substantially completed detached single-family dwelling not to exceed two stories in height, with either an attached garage for not less than two cars, or a double car garage under the main floor of the structure enclosed by part of the foundation walls.
- C. No residential structure shall be erected on any lot which is smaller than as originally platted.
- D. No noxious or offensive trade or activity shall be carried on

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