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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKYLINE RIDGE ADDITION

THIS DECLARATION, made on the date hereinafter set forth by EMPTY NEST DEVELOPMENT, LLC, a Nebraska limited liability corporation, hereinafter referred to as the "Declarant",

WITNESSETH:

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

Lots 1 through 13, inclusive in Skyline Ridge, 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.

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 13, inclusive, in Skyline Ridge subdivision as recorded in the City of Blair, Nebraska.
C. "Lot" shall mean and refer to each of Lots 1 through 13, inclusive, in Skyline Ridge subdivision, as recorded in the City of Blair, Nebraska.
D. "Declarant" shall mean and refer to Empty Nest Development, LLC, a Nebraska limited liability 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.

200503941
STATE OF NEBRASKA COUNTY OF WASHINGTON
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 22nd DAY OF August A.D. 2005
AT 3:47 O'CLOCK P.M. AND RECORDED IN BOOK
470 AT PAGE 420-427
COUNTY CLERK Charlotte L. Petersen
DEPUTY Karim Madani

Recorded
General
Numerical
Photostat
Prooted

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

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