

RESIDENTIAL LOTS DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF TOWNE RANCH ESTATES SUBDIVISION
IN DOUGLAS COUNTY, NEBRASKA

THIS DECLARATION, made on the date hereinafter set forth, is made by F & J Enterprises, Inc., a Nebraska Corporation, hereinafter referred to as the "Declarant".

PRELIMINARY STATEMENT

The Declarant is the owner of certain real property located within Douglas County, Nebraska and described as follows:

Lots Five (5) through Fourteen (14), Towne Ranch Estates, a subdivision as surveyed, platted, and recorded in Douglas County, Nebraska.

Such lots are herein referred to collectively as the "Estate Lots" and individually as each "Estate Lot".

The Estate Lots are situated in Towne Ranch Estates Subdivision situated south of 187th and "F" Streets in Douglas County, Nebraska and herein referred to as Towne Ranch Estates.

The Declarant desires to provide for the preservation of the values and amenities of Towne Ranch Estates, for the maintenance of the character and residential integrity of Towne Ranch Estates, and for the acquisition, construction and maintenance of Common Facilities for the use and enjoyment of the residents of Towne Ranch Estates.

NOW, THEREFORE, the Declarant hereby declares that each and all of the Estate Lots shall be held, sold and conveyed subject to the following restrictions, covenants, conditions and easements, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Estate Lots, and the enjoyment of the residents of the Estate Lots. These restrictions, covenants, conditions and easements shall run with such Estate Lots and shall be binding upon all parties having or acquiring any right, title or interest in each Estate Lot, or any part thereof, as is more fully described herein. The Estate Lots are, and each Estate Lot is and shall be subject to all and each of the following conditions and other terms:

Classic Title Company
715 North 120th Street
Omaha, NE 68154
(402) 496-1941

If the present or future owners of any of said Estate Lots, or their grantees, heirs, or assigns, 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 covenant, and either to prevent him or them from so doing, or to recover damages or other dues for such violations.

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. These covenants may not be modified, altered, or waived without the written approval of the owners of at least 75 percent of the Estate Lots in the said subdivision.

Nothing herein contained shall in any way be construed as imposing upon the undersigned Declarant any liability, obligation or requirement to enforce any of the provisions contained herein. The rights, powers and responsibilities of the undersigned Declarant as outlined and contained herein may be assigned and delegated by the undersigned Declarant. Until such time as all tracts are improved, the undersigned Declarant shall have the right, in his discretion, to waive any one or more of the covenants, conditions or restrictions herein contained for hardship or other just cause.

A. Said Estate Lots shall be used only for single family, residential purposes, except such Estate Lots, or portions thereof, as may hereafter be conveyed or dedicated by the undersigned or its assigns for recreational, public, church, educational or charitable use. All accessory buildings shall be of wood or metal construction, and shall conform to overall architectural design that is harmonious and compatible with the subdivision and shall require written approval of the Declarant.

B. No noxious or offensive trade or activity shall be carried on upon any Estate Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or unreasonably disturb the owner or owners of any Estate Lot or any resident thereof.

C. The owner of each Estate Lot shall be responsible for the upkeep and maintenance of said Estate Lot prior to and after building completion. Should the owner of the Estate Lot not keep the area clear of debris and mowed prior to building completion, the original Declarant shall mow and maintain the Estate Lot at the rate of \$45.00 per hour. The total charge not to exceed \$500.00 per year. The owner shall take whatever steps are necessary to control noxious

weeds on his property, and shall maintain necessary ground cover in order to prevent erosion.

D. No trailer, basement, tent, shack, garage, barn, or other out building 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; and before any building shall be occupied as a residence, the entire building must be substantially completed and the exterior must be fully completed. Prior to the erection of any out buildings on any Estate Lot, the residence must already have been started and upon the commencement of construction in any event, the residence must be completed within twelve (12) months thereafter.

E. No residence, building, fence, wall, driveway, patio, patio enclosure, swimming pool, basketball backboards, dog house, pool house, or other external improvement, above or below the ground (herein all referred to as any "Improvement") shall be constructed, erected, placed or permitted to remain on any Estate Lot, nor shall any grading or excavation for any Improvement be commenced, except for Improvements which have been approved by Declarant as follows:

1. An Owner desiring to erect an Improvement on any Estate Lot shall deliver two sets of construction plans, landscaping plans and plot plans to Declarant (herein collectively referred to as the "plans"). Such plans shall include a description type, quality, color and use of materials proposed for the exterior of such Improvement. In the event owner contemplates construction of a fence, such plans shall include the type of materials to be used and the location. Concurrent with submission of the plans, Owner shall notify the Declarant of the Owner's mailing address.

2. Declarant shall review such plans in relation to the type and exterior of Improvements constructed, or approved for construction, on neighboring Estate Lots and in the surrounding areas, and any general scheme or plans formulated by Declarant. In this residential community with homes constructed of high quality materials. The decision to approve or refuse approval of a proposed Improvement shall be exercised by Declarant to promote development of the Estate Lots and to protect the values, character and residential quality of all Estate Lots. If Declarant determines that the proposed Improvement will not protect and enhance the integrity and character of all the Estate Lots and neighboring

lots as a quality residential community, Declarant may refuse approval of the proposed Improvement.

3. Written Notice of any approval of a proposed Improvement shall be mailed to the Owner at the address specified by the Owner upon submission of the plans. Such notice shall be mailed, if at all, within fifteen (15) days after the date of submission of the plans. If notice of approval is not mailed within such period, the proposed Improvement shall be deemed disapproved by Declarant.

4. No Estate Lot owner, or combination of Estate Lot owners, or other person or persons shall have any right to any action by Declarant, or to control, direct or influence the acts of the Declarant with respect to the approval or disapproval of any proposed Improvement. No responsibility, liability or obligation shall be assumed by or imposed upon Declarant by virtue of the authority granted to Declarant in this Section, or as a result of any act or failure to act by Declarant with respect to any proposed Improvement.

F. The minimum dwelling sizes for Lots Five (5) through Fourteen (14) in Towne Ranch Estates are as follows:

(1) For a ranch style (one level) or split-entry home, the ground floor (or Main level) shall contain not less than 1,800 square feet of finished living area.

(2) For a split-level, tri-level, or multi-level home, the top three levels shall contain a total of not less than 2,200 square feet of finished living area.

(3) For a 1 1/2 story or 2-story home, the ground floor area (first floor) shall not contain less than 1,200 square feet of finished living area and 1st and 2nd floors combined shall contain not less than 2,300 square feet of finished living area. All garages shall be attached only.

The computation of living area shall be exclusive of porches, breezeways, and garages.

The maximum height for any building shall be 2-1/2 stories, and all residences shall be built with a built-in, attached, or basement garage for not less than two (2) cars. All driveways must be hard surfaced constructed of such materials as asphalt, concrete, brick or stone. All roofs must be of a suitable material that shall conform to overall appealing architectural design. No asphalt type roofing materials shall be allowed except for flat roofs.

The exposed portion (above grade) of the front foundation walls must be faced completely with brick or stone.

G. Not less than ten (10) ornamental or deciduous shade trees must be planted on each Estate Lot in front of the front building line of any residence within one (1) year after excavation for footings, and thereafter maintained in good growing condition, and replaced as necessary.

No garden or field crops shall be grown on any portion of a Estate Lot between the house and the front Estate Lot line, which portion of each Estate Lot must be planted in grass and maintained as lawn only.

H. Recreation-type vehicles, trailers, campers, boats, trucks, tractors, equipment, or machinery must be parked or stored behind the rear building line of any residence.

I. Any and all horses maintained on premises shall be kept in accordance with the requirements of zoning of the City of Omaha, and shall be kept only to the rear of the residence. All structures used for the housing or maintenance of a horse, and any areas where a horse is maintained or kept shall be maintained at all times in a neat, clean, and orderly manner by the owner of said Estate Lot.

No pasturing of livestock shall be permitted on any portion of any Estate Lot between the front Estate Lot line and the front building line of the residence.

The maintenance of any livestock (including poultry) other than a horse shall not be permitted in Towne Ranch Estates. Up to two cats and two dogs may be kept, provided that they are not raised, bred, or maintained for any commercial purpose.

J. No building shall be located on any Estate Lot nearer than seventy (70) feet to the front Estate Lot line. No residence shall be located nearer than twenty-five (25) feet to a side Estate Lot line; however, accessory buildings may be located sixteen (16) feet from side or rear lot lines.

K. No Estate Lot shall be reduced from its original size.

L. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District, U. S. West Communications, any franchised TV. Cable Company, and Metropolitan Utilities District, their successors and assigns, to erect and operate, maintain, repair and renew cables, conduits, pipes, and other

instrumentalities, and to extend thereon wires for the carrying and transmission of electric current for light, heat, and power; for all telephone, telegraph and message service, Cable TV. service, and natural gas for heat, under, and upon a five (5) foot strip of land adjoining the side boundary lines of said Estate Lots in said Subdivision, a sixteen (16) foot strip of land adjoining the rear boundary lines, and a ten (10) foot strip adjoining the front; said license being granted for the use and benefit of all present and future owners of Estate Lots in said Subdivision; provided, however, that said side Estate Lot line easement is granted upon the specific condition that if any of said utility companies fail to install wires along any of said side Estate Lot lines within sixty(60) days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easementways.

M. 187th Street shall be a dedicated roadway owned and maintained by the City of Omaha and/or Douglas County and shall be available for public use.

N. The following prohibitions shall be observed on all Estate Lots:

1. No modular or dome type dwelling may be constructed on any Estate Lot within this subdivision.

2. No dwelling constructed in another Addition or location shall be moved to any Estate Lot within this Subdivision.

3. No fuel tanks on the outside of any house shall be exposed to view and must be located behind the rear building line of any residence.

4. No garage, storage building, animal shelter, or any other out building shall be erected on any Estate Lot before the residence is constructed thereon.

5. The assembly, disassembly, or general service work on any car, truck, equipment, or other machinery shall be prohibited, except in an enclosed garage.

6. No signs or billboards of any type or nature whatsoever shall be placed on or constructed or erected on any Estate Lot or portion thereof without the prior written approval of the undersigned except one sign per Estate Lot consisting of not more than six (6) square feet advertising a lot or house "For Sale".

7. No firearms or guns of any type or nature whatsoever shall be fired or discharged upon, over, or across any land in the Subdivision.

8. Exterior lighting installed on any Estate Lot shall be indirect or of such controlled focus and intensity as to not disturb the residents of adjacent Estate Lots.

9. All utility service lines from each lot line to a dwelling or other improvements shall be underground.

GENERAL PROVISIONS:

1. These covenants are to run with the land, and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said Covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the Estate Lots has been recorded, agreeing to change said Covenants in whole or in part.

2. No building shall be erected, constructed, altered, placed, or permitted to remain on any Estate Lot in said subdivision herein described until the plans and specifications have been approved in writing by the Declarant or assigns.

3. Enforcement shall be proceedings at law, or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

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

5. These covenants supersede any and all Protective Covenants which may have been filed against any portion of the land contained within this Subdivision.

Dated this 3rd day of August, 1993.

F & J Enterprises, Inc. (A Nebraska Corporation)

By: Frank R. Keyce President By: Jane Keyce Secretary

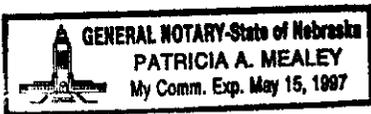
STATE OF NEBRASKA

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 3rd day of August, 1993 by Frank R. Krejci, President and Jane Krejci, Secretary of F & J Enterprises, Inc., a Nebraska Corporation.

WITNESS my hand and official seal this 3rd day of August, 1993, at County and State aforesaid.

Patricia A. Mealey
Notary Public



My commission expires: 5/15/97

CASH 22677B BK 1089 R _____ FB OC-38870
TYPE Misc PG 151-158 C/O _____ COMP VP SCAN PK
FEE 45.00 OF Misc LEGL PG _____ MC _____ FV _____

RECEIVED
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COUNTY CLERK
DOUGLAS COUNTY, NE