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REGISTER OF DEEDS

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR APPLE GROVE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA**

THIS DECLARATION, made on the date hereinafter set forth by Apple Grove, Inc., hereinafter referred to as the "Declarant."

**W I T N E S E T H:**

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

Lots 1 through 135, inclusive, which have been divided, in Apple Grove, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska; and

WHEREAS, said Lots have been zoned R1-70 and are available for single family use; and

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 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.

**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 such properties that are subject to this Declaration and any supplemental Declaration under the provisions hereof, which shall initially consist of Lots 1 through 135, inclusive, of Apple Grove, Inc., a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

C. "Lot" shall mean and refer to any one of Lots 1 through 135, inclusive, in Apple Grove, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

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D. "Exterior lots" shall include Lots 1, 16, 17 and 95 through 135. "Interior lots" shall include Lots 2 through 15 and 18 through 94.

E. "Declarant" shall mean and refer to Apple Grove, Inc., its successors and assigns.

F. "Architectural Control Committee" shall mean the individual or committee appointed by the Declarant, its successors or assigns.

**ARTICLE II.**  
**ARCHITECTURAL CONTROL**

A. No dwelling shall be built, erected, placed, planted, altered or otherwise maintained or permitted to remain on any Lot without express written prior approval of the Declarant through its Architectural Control Committee, all improvements requiring building permits shall be built according to the applicable city or county building codes and only after the necessary permits are issued.

B. The Declarant, through its Architectural Control Committee, shall consider general appearance, exterior color or colors, architectural character, harmony of external design and location in relation to surroundings, topography, location within the lot boundary lines, quality of construction and size and suitability for residential purposes as part of its review procedure. The Architectural Control Committee specifically reserves the right to deny permission to construct or place dwellings, which it determines will not conform to the general character, plan and outline for the development of the Properties.

C. Documents submitted for approval shall be clear, concise, complete, consistent and legible. All drawings shall be to scale. Samples of materials to be included in the improvement may be required of the applicant at the discretion of the Architectural Control Committee. Submittals for the approval shall be made in duplicate and the comments and actions of the Architectural Control Committee will be identically marked on both copies of said submittals. One copy will be returned to the applicant, and one copy will be retained as part of the permanent records of the Committee. Each applicant shall submit to the Architectural Control Committee the following documents, materials and/or drawings:

1. Site plan indicating specific improvement and indicating Lot number, street address, grading, surface drainage and sidewalks.

2. Complete construction plans, including, but not limited to, basement and upper floor plans, floor areas of each level, wall sections, stair and fireplace sections and exterior elevations clearly indicating flues or chimneys, type and extent of siding, roofing, other faces and/or veneer materials.

D. The approval or disapproval of the Architectural Control Committee as required in these Covenants shall be in writing. Failure of the Architectural Control Committee

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to give either written approval or disapproval of submitted plans within thirty (30) days after receipt of all of the documents above, by mailing such written approval or disapproval to the last known address of the applicant as shown on the submitted plans, shall operate as an Architectural Control Committee approval.

**ARTICLE III.**  
**RESTRICTIONS FOR RESIDENTIAL DWELLINGS**

A. Single Family Lots. Lots 1 through 135, inclusive, shall be subject to the following restrictions.

1. The Lots shall be used only for residential purposes, and no lot shall contain more than one (1) single family unit.

2. No dwelling shall be created, altered, placed or permitted to remain on any Lot other than the single family dwellings referred to above, and said dwellings shall conform to the following requirements:

a. Each one story dwelling shall contain no less than 1250 square feet of living area above the basement level and exclusive of garage area on all exterior lots and 1350 square feet of living area above the basement level, exclusive of garage area, on all interior lots.

b. Each one and one-half story or two story dwelling shall contain no less than 1500 square feet of total living area above the basement level with a minimum of 900 square feet on the main floor, exclusive of garage area, on all exterior lots and no less than 1600 square feet of total living area above the basement level with a minimum of 950 square feet on the main floor, exclusive of garage area, on all interior lots.

c. Each split-level or split-entry dwelling shall contain no less than 1250 square feet of living area above the basement level, exclusive of garage area, on all exterior lots and 1350 square feet of living area above the basement level, exclusive of garage area, on all interior lots.

d. Each tri-level dwelling shall contain no less than 1300 square feet of living area above the basement level, exclusive of garage area, on all exterior lots and a minimum of 1400 square feet of living area above the basement level, exclusive of garage area, on all interior lots.

e. Not less than twenty percent (20%) of all platted lots within the Property shall have a minimum finished living area, exclusive of basements and garages, of 1700 square feet, and not less than ten percent (10%) etc. shall be 1800 square feet.

f. All buildings on all lots shall comply with the set back requirements of the Zoning Code of the City of LaVista as the same may be amended from time to time.

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B. General Restrictions. All dwelling units described above shall comply with the following restrictions.

1. All dwellings shall, as a minimum, have attached, built in, or enclosed, side-by-side two car garages which must contain a minimum area of 400 square feet. Other or additional garages may be permitted at the discretion of the Architectural Control Committee.
2. For the purposes of these restrictions, living area means finished habitable space, measured to the exterior of the enclosing walls, and does not include porches, stoops, breezeways, courtyards, patios, decks, basements, garages or carports. To be considered ground level the exterior elevation shall not be more than forty (40) inches above the basement floor and at least two (2) walls must be at ground level.
3. Exposed portions of the foundation on the front of each dwelling are to be covered with clay-fired brick or stone.
4. No fence shall be constructed, or permitted to be placed in front of the front building line of the main residence erected on each lot.
5. No structure of a temporary character, trailer, basement, tent, shack, barn or other out building shall be erected on any Lot, or used as a residence, temporarily or permanently. No prefabricated or factory built house or residential dwelling built elsewhere shall be moved onto or assembled on any of said Lots. No precut dwelling shall be assembled on any of said Lots. No full or partial subterranean dwellings or log houses shall be constructed or erected on any Lot. No dwelling shall be moved from outside of the Properties onto any of said Lots.
6. No trailer, recreational vehicle, motor home, tractor or unlicensed vehicle of any type shall be permitted to be placed or parked on any portion of the properties for more than five (5) continuous days.
7. Public concrete sidewalks four (4) feet wide by four (4) inches thick shall be constructed by the then Owner of a Lot prior to the time of completion of a dwelling, or as soon as weather permits. Owners of corner lots shall construct sidewalks along each street side of the lot. Each dwelling unit shall have a paved driveway extending between the street and garage of not less than sixteen (16) feet in width; the driveway shall be of concrete or brick.
8. The Declarant has created a water drainage plan by grading the Properties and installing improvements and easements for storm drainage in accordance with accepted engineering principles. No building shall be placed, nor any Lot graded, to interfere with such water drainage plan nor cause damage to the building or neighboring buildings or Lots.
9. All Lots shall be kept free of rubbish, debris, merchandise and building material; however, building materials may be placed on Lots when construction is started on the main residential structure intended for such Lot. In addition, vacant Lots where capital

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improvements have not yet been installed shall not be used for dumping of earth or any waste materials, and shall be maintained level and smooth enough for machine mowing. Nothing herein contained shall prohibit declarant from utilizing lots within the properties for placement of usable building materials, equipment or earth for reasonable periods of time in anticipation of construction commencement on such properties.

10. Except for the purpose of controlling erosion on vacant Lots, no field crops shall be grown upon any Lot at any time.

11. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood, including, but not limited to, odors, dust, glare, sound, lighting, smoke, vibration and radiation.

12. A dwelling on which construction has begun must be completed within one (1) year from the date the foundation was dug for said dwelling.

13. No advertising signs or posters of any kind shall be erected or placed on any of said Lots, except the residential "For Sale" and "Sold" signs, not exceeding twenty-four (24) inches by thirty-six (36) inches in size, shall be permitted and, provided further, that such restriction as to sign size shall not apply to signs erected by the Declarant, or his agents, in the development of Apple Grove.

14. All driveways shall be constructed of concrete or brick.

15. No television antenna, or antenna of any kind or nature, except satellite dishes, shall be allowed on the Lots except that if they are inside the dwellings or otherwise completely concealed from view from all other Lots television antennas will be allowed.

C. Accessory Buildings. Detached structures shall be allowed only pursuant to these Covenants and the existing building codes for the applicable governmental subdivision. Plans and approval for same shall be subject to the architectural control provisions of Article II hereof, where applicable. Such detached structures shall not exceed floor dimensions of 24' x 30' on Lots 106, 107, 112, 113, 118, 119 and 124. On all other lots, such detached structures shall not exceed floor dimensions of 8' x 10'. In no event shall construction of such detached structure commence until the dwelling unit construction has passed inspection by the local governing body, unless construction is done by the builder in conjunction with the dwelling unit. In all events, construction of such detached structure shall be completed within sixty (60) days of commencement.

#### ARTICLE IV. GENERAL PROVISIONS

A. The Declarant, or its assigns, or any Owner of a Lot named herein, shall have the right to enforce by proceeding at law or in equity, all restrictions, conditions, covenants, and

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reservations, now or hereinafter imposed by the provisions of this Declaration, either to prevent or restrain any violation of same, or to recover damages or other dues for such violation. Failure by the Declarant or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

B. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty-five (25) years from the date this Declaration is recorded. At the end of such 25 year period, these Covenants shall automatically renew for ten (10) year intervals unless more than 50 percent of the then property owners vote to terminate this declaration. This Declaration may be amended by the Declarant, or any person, firm corporation, partnership, or entity designated in writing by the Declarant, in any manner it shall determine in its full and absolute discretion for a period of five (5) years from the date hereof. Thereafter this Declaration may be amended by an instrument signed by the Owners of not less than ninety percent (90%) of the Lots covered by this Declaration.

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

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 11<sup>th</sup> day of January, 1996.

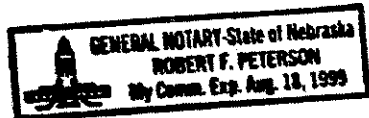
DECLARANT: APPLE GROVE, INC.

By: Henry J. Sudbeck  
Henry J. Sudbeck, Its President

STATE OF NEBRASKA )  
COUNTY OF Douglas ) SS.

On this 11<sup>th</sup> day of January, 1996, before me the undersigned, a Notary Public in and for said County and State, personally came Henry J. Sudbeck, President of Apple Grove, Inc., and acknowledged that he executed the above as the willful act and deed of said corporation.

Robert F. Peterson  
Notary Public



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George J. [Signature]  
REGISTER OF DEEDS

County [initials]  
Vend [initials]  
Fees \$3.00  
Chg  OPPD

RETURN TO:  
OMAHA PUBLIC POWER DISTRICT  
% Right of Way 6W/EP1  
444 South 16th Street Mall  
Omaha, NE 68102-2247

BKUG  
July 3, 1996

Doc.# \_\_\_\_\_

### RIGHT-OF-WAY EASEMENT

Apple Grove Inc.

Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

Lots 21 through 26, Inclusive, Apple Grove Addition, as surveyed, platted and recorded in Sarpy County, Nebraska.

in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, hereafter referred to as "District", a permanent right of way easement with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, over, along and under the following described real estate, to wit:

A strip of land being the West Eight feet (W8') of the East Forty-eight feet (E48') of the above described property.

**CONDITIONS:**

The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the District forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

#2 IN WITNESS WHEREOF, the Owner(s) have executed this instrument this 17 day of July, 1996.

**OWNERS SIGNATURE(S)**

#3 [Signature]

< COMPLETE ACKNOWLEDGEMENT ON REVERSE SIDE HEREOF >

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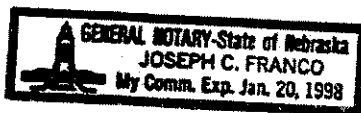
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CORPORATE ACKNOWLEDGEMENT

STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
On this 17 day of JULY, 1996, before me  
the undersigned, a Notary Public in and for said County, personally came  
HENRY J. SUDBECK  
President of APPLE GROVE, INC.  
personally to me known to be the identical person(s) who signed the  
foregoing instrument as grantor(s) and who acknowledged the execution  
thereof to be \_\_\_ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

Joseph C. Franco  
NOTARY PUBLIC



INDIVIDUAL ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
On this \_\_\_ day of \_\_\_\_\_, 19\_\_\_, before me  
the undersigned, a Notary Public in and for said County and State,  
personally appeared \_\_\_\_\_  
personally to me known to be the identical person(s) who acknowledged  
the execution thereof to be \_\_\_ voluntary act and deed for the purpose  
therein expressed.

Witness my hand and Notarial Seal the date above written.

\_\_\_\_\_  
NOTARY PUBLIC

Distribution Engineer \_\_\_\_\_ Date \_\_\_\_\_ Property Management \_\_\_\_\_ Date \_\_\_\_\_  
Section NW 1/4 15 Township 14 North, Range 12 East  
Salesman Rosales Engineer Gabriel Est# \_\_\_\_\_ W.O.# M15257