RESTRICTIVE COVENANTS

The undersigned hereby declare that the following covenants are to run with the land and shall be burding on all present and future owners of all or any part of the following described real estate until January, 1, 2005:

Lots 1 through 162, inclusive, in Southridge, as surveyed, platted and recorded in Sarpy County, Nebraska.

If the present or future owners of any of said 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 covenants and either 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 effect any of the other provisions hereof, which shall remain in full force and effect.

A. Said lots shall be used by single-family purposes and for accessory structures

incidental to residential use, or for park recreational, church or school purposes.

B. No nomicus 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.

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, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.

D. No junk cars or unlicensed motor vehicles of any kind, or trucks, trailers, or car bodies shall be stored, parked, kept or maintained in any yards or on any driveways or streets. Fences may not extend any closer to the front lot line than the front yard building setback line. All cars parked in any driveway or on any street must be in running condition with all tires inflated, and no outside repair of any automobile will be permitted.

E. Portland concrete public sidewalks, four feet wide shall be constructed in front of each built-upon lot and along the street side of each built-upon corner lot. The sidewalk shall be placed four feet back of the street curb line.

F. The applicable zoning ordinances of the County of Sarpy shall determine minimum area of building plat, minimum front, rear and side yards, and the minimum square footage requirements for buildings.

G. Notwithstanding the provisions of Paragraphs No. A and F the restrictive pro-

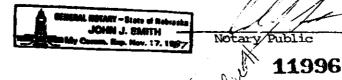
visions for lot use, lot area, side yards, and front yard shall automatically be ammended if the governing body of the County of Sarpy shall determine and permit a lesser area or distance or a different use either by means of rezoning or the granting of waivers or special use permits.

H. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded. This Declaration may be amended by Declarant, or any person, firm corporation, partmership, or enity designed in writing by Declarant, in any manner which it may determine in its full and absolute discretion for a period of eight (8) years from the date hereof. Thereafter this Declaration may be amended by an instrument signed by the owner of not less than seventy-five percent (75%) of the lots covered by this Declaration.

IN WITNESS WHEREOF, We have executed these covenants on this 25th day of

September	, 1985
	FILLU SARFE LE RE X Clean Pt. Se
	BUCK OF Muse Recharles G. Smith
	PAGE 2009
	1985 SEP 27 PN 3 53 Nellie M. Smith
STATE OF NEBRASKA) _
County of Douglas	REGISTER OF DEEDS
On the day an	d year last above written, before me, the undersigned a Notary Public,
in and for said Co affixed to the abo	unty, personally known to be the identical person(s) whose name(s) are we Restrictive Covenants and acknowledged the execution thereof to be

their voluntary act and deed. Witness my hand and Notarial Seal in said County the gay and year last above written.



NOTICE AND DECLARATION OF ADDITIONAL COVENANT OF SOUTHRIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA

This notice and declaration, made on the date hereinafter set forth, is made by Charles G. Smith and Construction Sciences, Inc. (CSI), hereinafter referred to as the "Declarants".

PRELIMINARY STATEMENT

- 1.) WHEREAS, the Southridge subdivision contains and some of these lots have been conveyed by the Declarants to various purchasers prior to the filting of this Motice and Declaration.
- 2.) WHEREAS, Declarant Charles G. Smith is the owner of the following lots in Southridge:

Lots 1-6, 9-11, 15-27, 29-64, 67-76, 78-90, 94, 95, 99-114, 116-135, 137-139, 142-147, 149, 150, 156 and 158-162, inclusive, all in Southridge, a subdivision, as surveyed, platted and 78-90, 94, 95, 99-114, 116-135, 142-147, 149, 150, 156 and inclusive, all in Southrist subdivision, as surveyed, plattecorded in Sarpy County, Nebraska.

3.) WHEREAS, Declarant CSI is the owner of the following lots in Southridge:

> Lots 7, 8, 12-14, 28, 91-93, 98, 115, 136, 151 and 153, inclusive, all in Southridge, a subdivision, as surveyed, platted and 136, platted and recorded in Sarpy County, Nebraska.

4.) WHEREAS, each Declarant will convey its lots subject to the additional covenant and possible charge set forth in Article I.

NOW, THEREFORE, each Declarant hereby declares that all lots which are owned by each Declarant as described herein shall be held, sold, and conveyed subject to this additional covenant and/or contingent charge. This additional covenant

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and contingent charge 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.

DEFINITIONS.

- whether one or more persons or entities, of a fee simple title to any lot in Southridge subdivision, including contract relievables. Indexcluding those having such an interest merely as the performance of an obligation.
- The shall mean and refer to any plot of land shown plots are subdivision map or plat of Southridge, a subdivision to plat of Southridge, a subdivision as surveyed, platted and recorded in Sarpy County, meansals.
- Declarants shall mean and refer to Charles G.

 Baith, Lie successors and assigns, and CSI, a Nebraska
 comporation, its successors and assigns.

ARTICLE I

MOTICE OF POTENTIAL TELEPHONE FACILITIES CHARGE

In the event that ninety (90%) percent of all lots within Southridge subdivision are not improved within five years from the date that Northwestern Bell Telephone Company shall have completed the installation of its distribution system within said subdivision and filed notice of such completion, then every lot that is unimproved at the end of the five-year term shall be subject to a charge of Four Hundred Fifty and no/100 (\$450.30) Dollars by Northwestern Bell Telephone Company or its successors. A lot shall be considered as unimproved if construction of a permanent structure has not commenced on that lot. Construction shall be considered as having commenced if a footing inspection has been made on the lot in question by officials of the city or other appropriate governmental authority.

All 162 lots in Southridge subdivision shall be considered in determining whether ninety (90%) percent of the lots within Southridge have been improved within the five-year term. Only the 162 lots in Southridge subdivision as mentioned herein shall be considered in determining the date Northwestern Bell Telephone Company shall have completed the installation of its distribution system for the Southridge subdivision.

such charge shall be due and owing immediately upon the expiration of the five-year term, and if such charge is not paid within sixty (60) days after the sending of written notice by worthwestern Bell Telephone Company or its successors to the owner of an unimproved lot that such charge is due, then such charge will begin drawing interest dommencing upon the expiration of the sixty (60) day period at the rate of twelve (12%) percent per annum, or the maximum rate allowed by law if said maximum rate is less than twelve (12%) percent per annum at that time.

In witness whereof, the undersigned, being the Declarants werein, has hereunto set its hand and seal this 22 day of September, 1986.

DECLARANTS:

CSI

CHARLES G. SMITH

STATE OF HEBRASKA

Dy (AMV

The foregoing instrument was acknowledged before me, this 22 day of September, 1986 by Charles G. Smith, President of CSI, a Nebraska corporation.

BENERAL MITARY - State of Makestin
LYPHIN W. WHISTON
TO COMM. Ent. 3/1/1/1/2

Notary Public

59-29

STATE OF MEBRASKA)

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, this 22 day of September, 1986 by Charles G. Smith.

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Legun W. Whiston Notary Public

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Carl A Hibbeles
REGISTER OF DEEDS

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present or future calabra of a signs, shall violate or atte for any other person or persons owning any processings at law or in equity against th to violate any such covenants and either signs or other dues for such violation planet or court order shall in to wat which shell remain in full force and en

A. Said lots shall be used by single-family purpo

incidental to residential use, or for park regreational, charch on B. No noxious or offensive trade or activity shall be caused nor shall anything be done thereon which may be or become an amoyance or mineance the neighborhood.

C. No trailer, basement, tent, shack, garage, barn or other outhilding enected On said real estate shall at any time be used as a residence temporarily or perma nor shall any structure of a temporary character be used as a residence. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.

D. No junk cars or unlicensed motor vehicles of any kind, or trucks, trailers, or car bodies shall be stored, parked, kept or maintained in any yards or on any driveways or streets. Fences may not extend any closer to the front lot line than the front yard building setback line. All cars parked in any driveway or on any street must be in running condition with all tires inflated, and no outside repair of any automobile will be permitted.

Portland concrete public sidewalks, four feet wide shall be constructed in front of each built-upon lot and along the street side of each built-upon corner lot. The sidewalk shall be placed four feet back of the street curb line.

F. The applicable zoning ordinances of the County of Sarpy shall determine minimum area of building plat, minimum front, rear and side yards, and the minimum square footage requirements for buildings.

G. Notwithstanding the provisions of Paragraphs No. A and F the restrictive provisions for lot use, lot area, side yards, and front yard shall automatically be ammended if the governing body of the County of Sarpy shall determine and permit a lesser area or distance or a different use either by means of rezoning or the granting of waivers or special use permits.

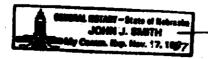
H. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded. This Declaration may be amended by Declarant, or any person, firm corporation, partnership, or enity designed in writing by Declarant, in any manner which it may determine in its full and absolute discretion for a period of eight (8) years from the date hereof. Thereafter this Declaration may be amended by an instrument signed by the owner of not less than seventy-five percent (75%) of the lots covered by this Declaration.

IN WITNESS WHEREOF, We have executed these covenants on this 25th day of

September 24	, 1985	
FILE	D SARPI CO. RE X	m tr. S
Baci	OF Misc Ac Charles G.	Smith
PAGE	E 2009	
1985 S	SEP 27 PM 3 53 Nellie M.	Chi M. Smith
STATE OF NEBRASKA)		3117 CT 1
County of Douglas) ss. all	of Hibbeles	
On the day and year la		the undersigned a Notary Public,
in and for caid County nor	roomally known to be the iden	tion) powern (a) ribana poma(a) me

affixed to the above Restrictive Covenants and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal in said County the day and year last above written.



otary Public

11996

STATE OF REBRASKA)

COUNTY OF SARPY

Before me, the undersigned, a Notary Public in and for said county and state, appeard Charles G. Smith and Wellie N. Smith, to me known to be the identical persons who executed the foregoing instrument and acknowledged their execution to be their voluntary act and deed.

WITHESS my hand and Motarial Seal this 13th day of March,

1985.

Keren K. Keelen Motary Public

Steam Strict Water

NOTICE AND DECLARATION OF ADDITIONAL COVENANT OF SOUTHRIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA

This notice and declaration, made on the date hereinafter set forth, is made by Charles G. Smith and Construction Sciences, Inc. (CSI), hereinafter referred to as the "Declarants".

- MARY STATEMENT

- 1.) WHEREAS, the Southridge subdivision contains 162 lots, and some of these lots have been conveyed by the Declarants to various purchasers prior to the filing of this Notice and Declaration.
- 2.) WHEREAS, Declarant Charles G. Smith is the owner of the following lots in Southridge:

Lots 1-6, 9-11, 15-27, 29-64, 67-76, 78-90, 94, 95, 99-114, 116-135, 137-139, 142-147, 149, 150, 156 and 158-162, inclusive, all in Southridge, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

3.) WHEREAS, Declarant CSI is the owner of the following lots in Southridge:

Lots 7, 8, 12-14, 28, 91-93, 98, 115, 136, 151 and 153, inclusive, all in Southridge, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

4.) WHEREAS, each Declarant will convey its lots subject to the additional covenant and possible charge set forth in Article I.

NOW, THEREFORE, each Declarant hereby declares that all lots which are owned by each Declarant as described herein shall be held, sold, and conveyed subject to this additional covenant and/or contingent charge. This additional covenant

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and contingent charge 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.

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 in Southridge subdivision, including contract sellers, and excluding those having such an interest merely as security for the performance of an obligation.
- B. "Lot" shall mean and refer to any plot of land shown upon the recorded subdivision map or plat of Southridge, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.
- C. "Declarants" shall mean and refer to Charles G. Smith, his successors and assigns, and CSI, a Nebraska corporation, its successors and assigns.

ARTICLE I

NOTICE OF POTENTIAL TELEPHONE FACILITIES CHARGE

In the event that ninety (90%) percent of all lots within Southridge subdivision are not improved within five years from the date that Northwestern Bell Telephone Company shall have completed the installation of its distribution system within said subdivision and filed notice of such completion, then every lot that is unimproved at the end of the five-year term shall be subject to a charge of Four Hundred Fifty and no/100 (\$450.00) Dollars by Northwestern Bell Telephone Company or its successors. A lot shall be considered as unimproved if construction of a permanent structure has not commenced on that lot. Construction shall be considered as having commenced if a footing inspection has been made on the lot in question by officials of the city or other appropriate governmental authority.

Southridge subdivision shall All 162 lots in considered in determining whether ninety (90%) percent of the lots within Southridge have been improved within the five-year Only the 162 lots in Southridge subdivision as mentioned herein shall be considered in determining the date Northwestern Bell Telephone Company shall have completed the installation of its distribution system for the Southridge subdivision.

Such charge shall be due and owing immediately upon the expiration of the five-year term, and if such charge is not paid within sixty (60) days after the sending of written notice by Northwestern Bell Telephone Company or its successors to the owner of an unimproved lot that such charge is due, then such charge will begin drawing interest commencing upon the expiration of the sixty (60) day period at the rate of twelve (12%) percent per annum, or the maximum rate allowed by law if said maximum rate is less than twelve (12%) percent per annum at that time.

In witness whereof, the undersigned, being the Declarants herein, has hereunto set its hand and seal this 22 day of September, 1986.

DECLARANTS:

CHARLES G. SMITH

STATE OF NEBRASKA)

COUNTY OF SARPY

The foregoing instrument was acknowledged before me, this 22 day of September, 1986 by Charles G. President of CSI, a Nebraska corporation.

Lynn W. Whiston
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, this 22 day of September, 1986 by Charles G. Smith.

GENERAL NOTARY - State of Mobresian
LYNN W. WHISTON
My Comm. Exp.

Lenn W. Whiston Notary Public

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