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COVENANTS

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

RE: Pleasantview Estates

THIS Declaration is made as of the 15th day of September, 1994, by Quentin Quist and Joan E. Quist, husband and wife, hereinafter called the "Declarants", WITNESSETH:

WHEREAS, Declarants are the owners of real property know as Pleasantview Estates and more particularly described as follows, hereinafter called "Tract":

See attached Exhibit "A"

WHEREAS, Declarants intend to develop the Tract described hereinabove for residential purposes and to sell individual lots therein to third party purchasers for the construction of single family dwellings, and

WHEREAS, Declarants desire hereby to impose upon said Tract mutual and beneficial restrictions, covenants, conditions, and charges under a general plan for the benefit of the owners of said Tract and future owners of the same until December 31, 2020.

NOW, THEREFORE, in consideration of the promises, Declarants, for themselves, their successors, assignees, and all future grantees and successors in title, do hereby impose, create and place upon the Tract described hereinabove the reservations, conditions, covenants, and restrictions (all of which are hereby termed "restrictions") contained hereinbelow. Declarants further declare that said Tract is held and shall be held, conveyed, hypothecated or encumbered, leased rented used and occupied subject to the provisions of this Declaration, all of which is declared to be in furtherance of a plan for the development, improvement and sale of tract within said Tract, and are established for the purpose of enhancing the value, desirability and attractiveness thereof. The provisions of the Declaration are intended to create mutual equitable servitudes upon the Tract; to create reciprocal rights between the respective owners of individual tracts therein; to create a privity of contract and estate between the grantees thereof, their heirs and assigns and shall, as to the owners of any interest in said Tract, their heirs, successors and assigns, operate as covenants running with the land for the benefit of each and all other owners of said Tract and this shall be so event if said restrictions are omitted from any deed or instrument of conveyance of said lands, or any part thereof.

The term of these covenant shall be for a period which shall expire December 31, 2020. These covenants shall automatically renew for an additional fifteen (15) year period unless a majority of the tractowners terminate at the end of the primary term by written termination.

The restrictions contemplated by this Declaration are here-with stated to be as follows:

A. Said Tract 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, church, or educational uses.

B. No structure shall be erected, altered, placed or permitted to remain on the above described Tract hereinafter defined other than one detached single family dwelling not to exceed thirty-five (35) feet height, with a garage for not less

C. No noxious or offensive trade or activity shall be carried on upon said Tract nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No posters or advertising signs of any kind (except residential "For Sale" and "No Hunting" signs not exceeding two feet by two feet (2' x 2') in size) shall be erected on any Tract. The above restriction as to signs does not apply to signs erected by the undersigned and their agents in the development and sale of the adjoining property. All storage tanks and garbage receptacles shall be hidden. All weeds shall be kept cut down to a maximum height of eight inches (8") above ground level. Noxious weeds shall not be allowed to go to seed. Cropland conservation practices must comply with Agricultural Stabilization & Conservation Service and Soil Conservation Service standards. No down spouts, storm or surface drains shall be connected to sanitary sewers. The maximum number of mature livestock and poultry allowed will be as follows:

Horses - one (1) per acre land owned or;
 Cattle - one (1) per acre of land owned or;
 Sheep - three (3) per acre owned;
 Dogs - a total of two (2);
 Cats - a total of two (2);
 Poultry - a total of ten (10) poultry (chickens, turkeys, ducks, etc.). Offspring from the livestock and poultry will increase the allowable limit for no more than one year. No other livestock or animals shall be allowed except as specifically provided herein.

All excavations, including utility trenches, shall be kept filled, compacted and maintained by the then owner of each tract, and in no event will the undersigned or their agents and associated entities be or become liable for such work of maintenance for any claims arising from such excavations.

D. No trailer, trailer house, mobile home, tent, shack, barn or temporary structure or outbuilding of an unsightly nature shall be placed or erected on said Tract. Dwellings constructed in another addition or location shall not be moved onto this real estate. Accessory buildings and its location must be approved by a majority of the land owners. Only the main residential structure may be occupied as a dwelling and such occupancy shall not be permitted until all exterior construction is fully completed according to approved plans. No building materials shall be placed on any lot until construction has started on the main residential structure.

E. No fences shall be erected in front of the main residential structure except decorative fences not to exceed forty-two inches (42") in height and constructed of brick, stone, metal, or wood. Side and rear yard fences shall be painted and/or maintained in such a manner so as not to be unsightly to the neighboring properties.

F. The ground floor enclosed living area of main residential structures, exclusive of open porches, open breezeways, basements and garages, shall be not less than the following minimum sizes:

1. 1,200 square feet for one story dwellings;
2. 1,500 square feet for split level dwellings; and
3. 1,300 square feet for one and one-half (1 1/2) or two (2) story dwellings on the ground floor.

The exposed foundation walls must be painted if not brick or stone veneer.

G. Grading of the building site in preparation for construction of the dwelling on said Tract shall be kept to a minimum and the natural contours of the land shall be preserved where feasible.

TRACT NO. 3:

Part of the SW $\frac{1}{4}$ of Section 17, Township 19 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: Beginning at the W $\frac{1}{4}$ Corner of said Section 17, T 19 N, R 11 E, and assuming the west line of the SW $\frac{1}{4}$ of said Section to bear N 00°31'08" E; thence N 89°52'59" E along the north line of said SW $\frac{1}{4}$ a distance of 175.55 feet to the centerline of County Road P-210; thence along said road centerline as follows; S 58°28'04" E a distance of 150.61 feet to a point of curvature; thence along a 1402.22 foot radius curve to the right an arc distance of 239.42 feet to a point of tangency; thence S 48°41'06" E a distance of 234.47 feet to a point of curvature; thence along a 2307.58 foot radius curve to the right an arc distance of 159.94 feet to a point of tangency; thence S 44°42'50" E a distance of 323.47 feet to a point of curvature; thence along a 749.89 foot radius curve to the left an arc distance of 427.99 feet to a point of tangency; thence S 77°24'53" E a distance of 644.00 feet to a point of curvature; thence along a 550.36 foot radius curve to the right an arc distance of 347.93 feet to a point of tangency; thence S 41°11'36" E a distance of 466.58 feet to a point on the east line of the SW $\frac{1}{4}$ of said Section; thence S 00°37'52" W along said east line a distance of 1050.01 feet to the S $\frac{1}{4}$ Corner of said Section; thence S 89°51'55" W along the south line of said SW $\frac{1}{4}$ a distance of 2628.30 feet to the southwest corner of said Section; thence N 00°31'08" E along the west line of said SW $\frac{1}{4}$ a distance of 542.74 feet; thence N 89°51'55" E a distance of 1429.05 feet; thence N 38°21'45" W a distance of 391.40 feet; thence N 39°06'05" W a distance of 37.79 feet; thence S 89°51'55" W a distance of 287.13 feet; thence N 00°31'08" E a distance of 500.00 feet; thence S 89°51'55" W a distance of 872.13 feet to a point on the west line of said SW $\frac{1}{4}$; thence N 00°31'08" E along said west line a distance of 1261.70 feet to the Point Of Beginning; and containing 93.81 Acres, more or less.

TRACT NO 4:

Part of the E $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 19 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: Beginning at the Center of said Section 17, T 19 N, R 11 E; thence S 00°37'52" W (assumed bearing) along the east line of the SW $\frac{1}{4}$ of said Section a distance of 1590.56 feet to a point on the centerline of County Road P-210; thence N 41°11'36" W along said road centerline a distance of 466.58 feet to a point of curvature; thence along a 550.36 foot radius curve to the left an arc distance of 347.93 feet to a point of tangency; thence continuing along said road centerline N 77°24'53" W a distance of 211.22 feet to the southeast corner of Tax Lot 8 in said Section; thence along the east line of said Tax Lot 8 as follows; N 00°20'24" E a distance of 240.58 feet; thence N 02°00'42" W a distance of 199.59 feet; thence N 08°13'01" W a distance of 582.74 feet to a point on the north line of said SW $\frac{1}{4}$; thence N 89°52'59" E along said north line a distance of 914.05 feet to the Point Of Beginning; and containing 23.48 Acres, more or less.

EXHIBIT "A"

See also Exhibit "A" page 2 (copy of survey)

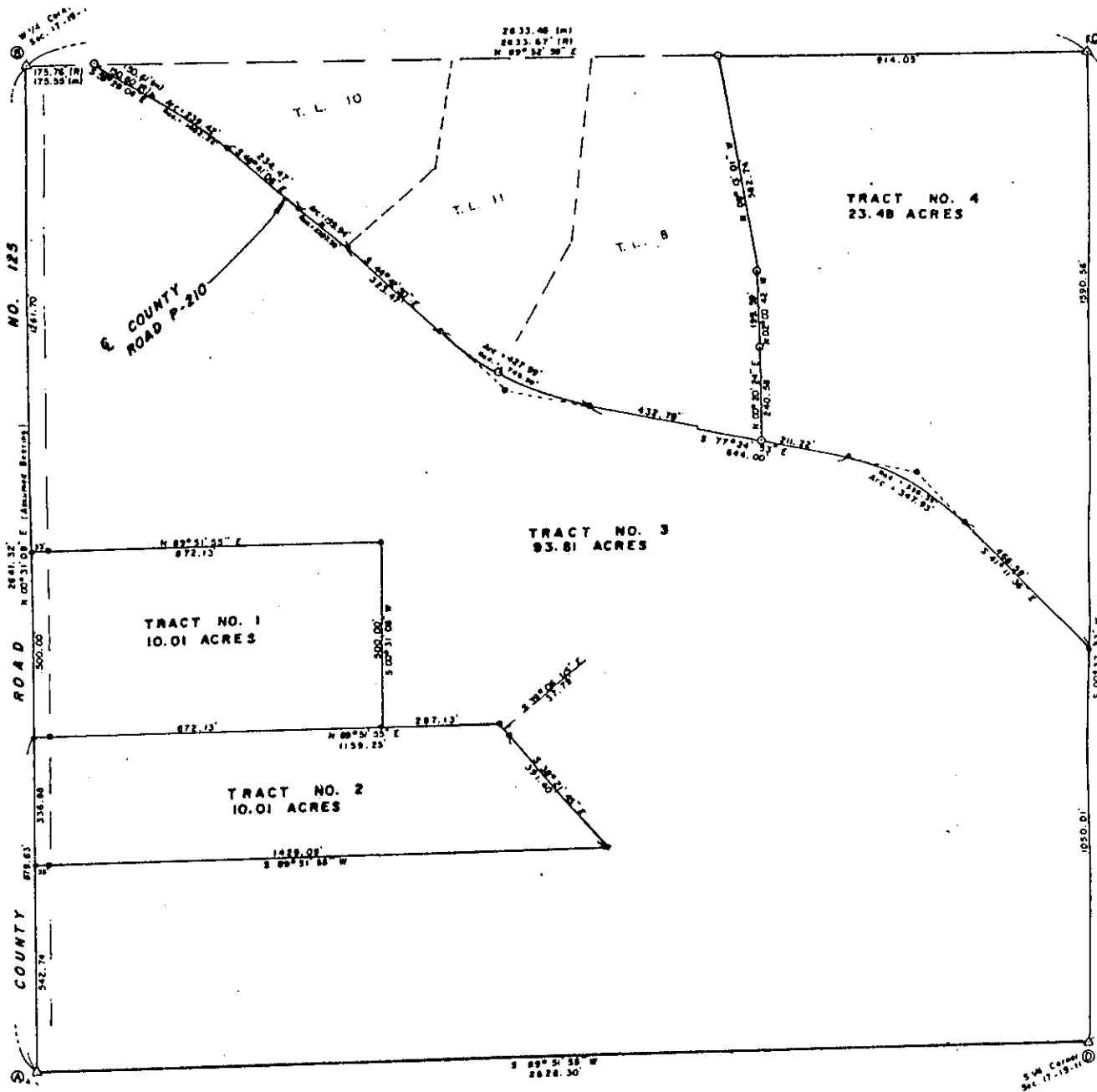


EXHIBIT "A"
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