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STATE OF NEBRASKA COUNTY OF WASHINGTON) SS 1900  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 3rd DAY OF June A.D. 1997  
AT 1:34 O'CLOCK P. M. AND RECORDED IN BOOK  
266 AT PAGE 800-804  
COUNTY CLERK Charlotte L. Petersen  
DEPUTY Naren Madsen

Recorded   
General   
Notar.   
Probate

CHARLOTTE L. PETERSEN  
WASHINGTON COUNTY, CLERK  
BEAIR, NEBR

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457 00

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR GOTTSCH ACRES

This declaration made this 7th day of August, 1996, by L.R. Gottsch, hereinafter referred to as "Declarant" and Bill W. Harder and Jeffrey Pruess, as property owners of part of the the real property legally described on Exhibit "A" attached hereto which are subject to the following covenants and restrictions, and by reference incorporated herein, and referred to hereafter as "Gottsch Acres" which real property is located in Washington County, Nebraska.

WHEREAS, Declarant is the owner of the real property described in Exhibit "A" attached hereto except those portions deeded to Bill W. Harder and Jeffrey Pruess, and desires to sell portions thereof with certain restrictions.

WHEREAS, Declarant desires to subject the real property to these Covenants, Conditions and Restrictions in order to enhance and preserve the orderly development of the property.

NOW THEREFORE, Declarant declares that the real property described in Exhibit "A" attached hereto is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions and restrictions set forth below:

ARTICLE I  
RESTRICTIVE COVENANTS

The following restrictions are hereby imposed upon all of the property, or any part thereof, described in Exhibit "A" for the mutual benefit of the owner and future owners of said real estate, and may be enforced by any current or future owner of any tract within the area described in Exhibit "A"

A. The property shall be used only for single-family residential purposes, except those properties or portions thereof which shall be conveyed or dedicated for public use by the Declarant or his assigns or successors-in-interest. No more than one permanent residence shall be constructed on each tract which is sold by Declarant, and parcels sold by the Declarant shall not be later sub-divided without the consents set out in Paragraph K below.

B. No obnoxious of offensive trade or activity shall be conducted upon any property, nor shall any nuisance or annoyance be permitted thereon. Commercial kennels or stables are strictly prohibited.

C. The owner of each property shall be responsible for the maintenance and upkeep of the property prior to or after building completion. The owner or each property shall control noxious weeds on the property and maintain proper ground cover to prevent erosion.