

95-22671

PROTECTIVE COVENANTS

The undersigned, CELEBRITY HOMES, INC., a Nebraska corporation (hereinafter referred to as "Developer"), being the owner of Lots one hundred fifty-eight (158) through one hundred ninety-six (196), inclusive, in COTTON-WOOD 3RD ADDITION, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska does hereby create, adopt, declare and establish the following restrictions upon the following described properties: Lots 158 through 196, inclusive, in COTTON-WOOD 3RD ADDITION, a subdivision in Sarpy County, Nebraska as surveyed, platted and recorded.

1. Permitted Uses. No lot shall be used except for residential purposes, schools or churches. No home shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height with attached private garage for not less than two or more than three automobiles. No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance.
2. Setbacks and Side Yards. All setbacks, side yards and rear yard requirements shall conform to applicable laws and ordinances.
3. Prohibited Structures. No structure of a temporary character, trailer, basement, tent, shack, storage shed, detached garage, barn or other outbuildings shall be permitted.
4. Animals. No animals, livestock or poultry of any kind shall be raised, bred, kept on any lot except dogs, cats or household pets maintained within the dwelling, provided that they are not kept, bred or maintained for any commercial purpose.
5. Fences and Dog Runs. Fences shall not be located on any lot nearer to the street than the structure located on said lot. No dog runs shall be permitted.
6. Moved Dwellings. Existing houses from other locations or houses built in another location may not be moved or placed on any lot within this subdivision without the written consent of the Developer or its designee.
7. Weeds. The title holder of each lot, vacant or improved, shall keep his/her lot or lots free from weeds and debris.
8. Sidewalks. Portland Cement Concrete public sidewalks four feet wide by four inches thick shall be constructed in front of each building lot and along the street side of each corner lot. The sidewalks shall be placed four feet back of the street curb line.
9. Conform to Zoning. All structures, including driveways, sidewalks and patios placed upon the above property shall conform to the zoning requirements of the City of Papillion and the building code requirements of the City of Papillion.

Return to:  
Walsh, Fullenkamp & Doyle  
11440 West Center Road  
Omaha, Nebraska 68114

10. Signs/Model Homes. No sign, billboard or other structure for advertising or the display of advertising material of any kind shall be erected, altered, placed or permitted to remain on any lot except that real estate signs shall be permitted temporarily. Developer and/or its designee may however, permit such signs as may be reasonably necessary for the operation and advertisement of model homes. Model homes may be maintained by the Declarant notwithstanding the fact there are no longer any vacant lots within the subdivision for sale.

11. Boats and Trailers. No boat, camper, trailer or similar chattel will be maintained on any lot, other than in an enclosed structure, for more than seven (7) days within any calendar year, and no automobile, motorcycle, truck or other vehicle will be repaired, torn down or stored on any lot, other than in an enclosed structure. No boat, camper, trailer, motor home, semi-trailer, tractor, truck or other similar vehicle or chattel shall be parked or left on any street within the subdivision.

12. Outside Antennae Prohibited. No outside radio, television, Ham broadcasting, Earth Station, Satellite Dish or other electronic antenna or aerial shall be erected or placed on any structure or on any lot. If used, any such antenna or aerial shall be placed in the attic of the house, or in any other place in the house where it will be concealed from public view from any side of the house.

13. Exposed Foundation. The exposed portion of the foundation on the front of the dwelling shall be faced with either brick or stone. If the lot has frontage on more than one street, the above provision shall apply only to that side constituting the front of the house.

14. Sod. A minimum of 3,000 square feet of sod shall be laid in all yards.

15. Architectural Control. No building, fence, wall, driveway, patio, patio enclosure, rock garden, swimming pool, dog house, dog run, flagpole or other external improvement above or below the surface of the ground shall be erected, placed, altered or permitted to remain on any lot, nor shall any grading excavation or tree removal be commenced until the construction plans and specifications, a site grading plan and a plot plan showing the location of the structure or improvement have been approved in writing by Developer, or any person, firm, corporation, partnership or entity designated in writing by Developer, which shall consider such plans and specifications with regard to type, quality and use of exterior materials, exterior design, location of improvements upon the building plot, and proposed finished grades; provided that Developer and its designee specifically reserve the right to deny permission to construct any type of structure, or improvement which it determines will not conform to the master plan for development of the subdivision. The approval or disapproval of the undersigned Developer, or its designee as required in these Covenants shall be in writing. Failure of the Developer or its designee to give either written approval or disapproval of a submitted plan within thirty (30) days after the submittal of said plan, by mailing such written approval or disapproval to the last known address of the applicant for approval as shown on the submitted plan, shall operate as approval of the plan as submitted. The restrictions of this paragraph shall terminate when the last lot has a completed dwelling sold, closed and conveyed to a third-party purchaser.

16. Utility, Pipeline and Other Easements. A perpetual easement is hereby reserved in favor of and granted to the Omaha Public Power District, U.S. West Communications, and any company which has been franchised to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew underground poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and a perpetual easement is hereby granted to the City of Papillion and Peoples Natural Gas, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

17. Remedy on Violation. If the parties hereto or any of their heirs, successors or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction, and either prevent him or them from so doing or to recover damages for such violation.

18. Severability. 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.

19. Binding on Successors. The covenants and restrictions herein contained shall run with the land, and shall be binding upon all persons for a period of twenty-five (25) years from the date hereof. Each of the covenants herein contained is several and separate from the other covenants, and invalidity of any covenant shall not affect the validity of any other provision of this instrument.

20. Enforcement by Developer. Nothing herein contained shall in any way be construed as imposing upon the Developer or any of the undersigned any liability, obligation or requirement to enforce this instrument or any of the provisions contained herein.

21. Amendments. For a period of ten (10) years following the date hereof, Developer shall have the exclusive right to amend, modify or supplement all of any portion of these Protective Covenants from time to time by executing and recording one or more duly acknowledged Amendments to Protective Covenants in the Office of the Register of Deeds of Sarpy County,

95-22629C

Nebraska. Thereafter, these covenants may be amended, supplemented or modified from time to time by recording one or more Amendments to Protective Covenants in the Office of the Register of Deeds of Sarpy County, Nebraska duly executed and acknowledged by all owners of at least seventy-five (75%) percent of the lots subject to these Protective Covenants. Such amendments may include, among other things, the inclusion of additional properties to these Protective Covenants, an extension of the time for which these covenants are to run and the formation of a homeowners association with the right to levy assessments against each lot for the purpose of promoting and maintaining the general esthetic appearance and upkeep of the entire area, maintaining any entrance areas and otherwise promoting and sustaining the association's business.

22. Waiver for Hardship. Until such time as all lots are improved, Developer shall have the right in its discretion to waive any one or more of the covenants, conditions or restrictions herein contained for hardship or other cause.

Dated this 26<sup>th</sup> day of December, 1995

CELEBRITY HOMES INC.

By Gale L. Larsen  
President

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF SARPY )

On this 26<sup>th</sup> day of December, 1995, the foregoing instrument was acknowledged before me by Gale L. Larsen, President acting on behalf of Celebrity Homes, Inc.

Debra Kay Leach  
Notary Public

NEBRASKA NOTARY State of Nebraska  
DEBRA KAY LEACH  
My Comm. Exp. May 28, 1998

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*Gale L. Larson*

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**REGISTRATION AMENDMENT TO PROTECTIVE COVENANTS**

THIS AMENDMENT TO PROTECTIVE COVENANTS is made the date hereinafter set forth by Celebrity Homes, Inc. a Nebraska Corporation, hereinafter referred to as "Developer".

**RECITALS:**

A. On December 27, 1995, Protective Covenants for Lots one hundred fifty-eight (158) through one hundred ninety-six (196) inclusive, in COTTON-WOOD 3RD ADDITION, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, were recorded by Developer in the Office of the Register of Deeds of Sarpy County, Nebraska as Instrument No. 95-22629.

B. Paragraph 21 of the Protective Covenants provides that said Covenants may be amended by the Developer for a period of ten (10) years following December 26, 1995 by executing and recording one or more duly acknowledged Amendments to Protective Covenants in the Office of the Register of Deeds of Sarpy County, Nebraska.

NOW, THEREFORE, Developer hereby declares that the Protective Covenants recorded on December 27, 1995 as Instrument No. 95-22629 in the Office of the Register of Deeds of Sarpy County, Nebraska, should be and hereby are amended by adding to Paragraph 16 the following:

In addition thereto a storm sewer and drainage easement is granted to Sanitary and Improvement District No. 137 of Sarpy County, Nebraska (SID #137) for the purpose of constructing, inspecting, maintaining and/or operating a storm sewer and associated drainage way along the rear seven and 1/2 (7.5) feet of Lots 174 through 178, inclusive, and the south seven and 1/2 (7.5) feet of Lot 176, Cotton-Wood 3rd Addition together with the right of ingress to and egress therefrom. No grading, fill or fill materials, embankment work, buildings, improvements or other structures shall be placed in, on over or across the easement strip without the express approval of SID #137. Improvements which may be approved by SID #137 include landscaping, trees, grass, shrubbery and fences so long as such improvements do not impede the drainage way flow. In particular, any fences constructed across said easement strip must provide for and maintain sufficient space at the bottom to allow for unimpeded drainage.

All other terms of said Protective Covenants shall remain in full force and effect.

Dated this 12<sup>th</sup> day of June, 1996.

CELEBRITY HOMES, INC.

By *Gale L. Larson*  
President

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

On this 12<sup>th</sup> day of June, 1996, the foregoing instrument was acknowledged before me by Gale L. Larson, President acting on behalf of Celebrity Homes, Inc.

GENERAL NOTARY State of Nebraska  
DEBRA KAY LEACH  
My Comm. Exp. May 28, 1998

*Debra Kay Leach*  
Notary Public

Attorneys to:  
Walsh, Fullenkamp & Doyle  
11440 West Center Road  
Omaha, Nebraska 68144