

DECLARATION OF COVENANTS AND RESTRICTIONS

This declaration made this 15th day of March, 1979, by Richard W. Jenney and Shirley M. Jenney referred to as owners of Sunset Acres, a sub-division in Sarpy County, Nebraska, as surveyed platted and recorded, be conveyed and used under and subject to the following covenants, conditions, restrictions and easements.

Where as the owners and occupants of said Sunset Acres Sub-Division desire to provide for the preservation of the values and amenities and for the benefit of said property and each owner there of.

Now, therefore, the owners of said Sunset Acres declare that the acreage or plots of the present or future owners, users, or occupants of said Sub-Division, 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 E<sup>1</sup>/<sub>2</sub> of S.E.<sup>1</sup>/<sub>4</sub> Section 29-14-11 to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenants and either to prevent them from doing so or to recover damages or other dues from such violation.

These covenants are to run with the land and shall be binding on all present and future owners.

Construction on or improvements shall be subject to the following restrictions. The ground floor area of each dwelling shall contain not less than 1300 square feet of finished living space.

No excess or unused building material or materials will be kept or stored or otherwise maintained in a location within public view.

No junk, rubbish, waste material or other refuse will be abandoned, stored or maintained on said sub-division.

FILED FOR RECORD 5-23-79 AT 3:00 P.M. IN BOOK 52 OF Miss fees  
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6-25

Sec# 04324

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No automobiles, trucks, motorcycles or other vehicles shall be repaired, dismantled or stored except in an enclosed structure.

All interior and exterior fences shall be constructed of quality materials in a workman like manner. No interior or exterior fences shall be constructed of barbed wire or steel fence posts. All interior fences shall be a minimum of 4 foot high. All fencing must be kept in good condition and not allowed to deteriorate or look shabby.

Any areas where livestock is maintained or kept shall be maintained at all times in a neat, clean, and orderly manner.

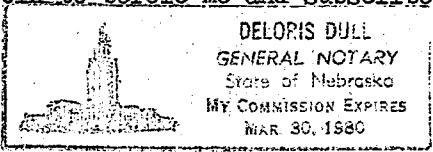
No obnoxious or offensive trade or activity shall be carried on upon said acreage nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Said sub-division shall not be used whole or in part for the storage of any property or things that will cause the land to appear in shabby or untidy appearance or that is detrimental to abutting property owners.

Signed this 15 day of March, 1979.

Richard W. Jenney  
Richard W. Jenney  
Shirley M. Jenney  
Shirley M. Jenney

Sworn to before me and subscribed in my presence this 15<sup>th</sup> day of March, 1979.



Deloris Dull  
(Notary Public)

My Commission Expires 3-30, 1980