

38-444

### PROTECTIVE COVENANTS

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

Lots Two (2) through Two Hundred Six (206), Golden Hills Addition, an Addition in Sarpy County, Nebraska, as surveyed, platted and recorded.

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 covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

A. Said lots shall be used only for single family residential purposes and for accessory structures incidental to such residential use or for a church or for schools. No buildings shall be erected, placed, used or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage.

B. No noxious 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. All lots shall be kept free of trash and debris and weeds shall be kept cut to a height of no more than twelve inches above the ground.

C. No trailer, basement, tent, shack, garage, barn or other out building 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, and before any building shall be occupied as a residence, the entire building must be substantially completed and the exterior must be fully completed. Upon the commencement of construction in any event, the building must be completed within nine (9) months thereafter.

FILED FOR RECORD IN SARPY COUNTY NEB. June 30 1967 AT 3:00 O'CLOCK P  
AND RECORDED IN BOOK 38 OF Miss. Rec. PAGE 444

*Alice H. Harker* REGISTER OF DEEDS 875

D. No animals, livestock or poultry of any kind shall be raised or kept on said real estate, except that dogs, cats or other household pets are permitted, provided they are not kept, bred or maintained for any commercial purpose.

E. The ground floor enclosed area of single-family residential structures, exclusive of open porches and garages, shall be not less than 900 square feet for a one-story structure nor shall the foundation area be less than 800 square feet for a one-and-one-half story or taller structure, bi-level, tri-level, split-level or split entry with a minimum of 1,000 square finished feet through the house.

F. No residential structure shall be erected or placed on any building plot which has an area of less than 7,000 square feet and no dwelling shall be erected or placed on any building plot having a width of less than 70 feet at the minimum building set back line. No building shall be located on any plot nearer than 25 feet to the front lot line except that in lots 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 108, 109, 140, 141, 142, 158 and 159, the building shall be set back 35 feet from the front lot line. No residential building shall be located nearer than 6 feet to an interior lot line and no residential dwelling shall be located on any building plot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach on another lot.

G. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew poles, with the necessary supports, sustaining wires, cross arms, guys and anchors and other instrumentalities, and to extend thereon wires for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service over, under and upon a five-foot strip of land adjoining the rear and side boundary lines of said lots in said addition; provided, however, that said side lot line easement is granted upon the specific condition that if both of said utility companies fail to construct poles and wires along any of said lot lines within 36 months of date hereof, or if any poles or wires are constructed but are thereafter removed without replacement within

60 days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easement ways.

H. Public concrete sidewalks four (4) feet wide by four (4) inches thick shall be installed in front of each improved lot and on side streets of improved corner lots. Such sidewalks shall be constructed at the time of completion of the main residential structure. The provisions of Paragraph shall be automatically waived as to any lot which the governmental unit regulating this area for zoning purposes shall permit a lesser lot area or yard requirement.

I. The following prohibitions shall be observed on all lots:

1. No dwelling constructed on another Addition or location shall be removed to any lot within this Subdivision.
2. No fuel tanks on the outside of any house shall be exposed to view.
3. No garage or other outbuilding shall be erected on any lot for dwelling purposes before the residence thereon is constructed.
4. All accessory buildings shall have a useful purpose and if used for the shelter of animals shall not exceed the necessary size for such shelter and the design for such accessory buildings shall be harmonious and compatible with both the Subdivision and the main structure.
5. The assembly, disassembly or general service work on any car, truck, equipment or other machinery shall be prohibited except in an enclosed garage and the storage or parking of cars, trucks, equipment or other machinery shall likewise be prohibited for any period longer than 30 days.

GENERAL PROVISIONS:

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them, for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

2. For a period of five years from the date of the recording of this agreement, no building shall be erected,

constructed, altered, placed or permitted to remain on any lot in said subdivision herein described until the plans and specifications have been approved in writing by Golden Rod Company, Inc.

3. Enforcement shall be proceedings at law, or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

4. 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.

Dated this 21<sup>st</sup> day of June 1967.

GOLDEN ROD COMPANY, INC.

By Chester Kowalewski  
President

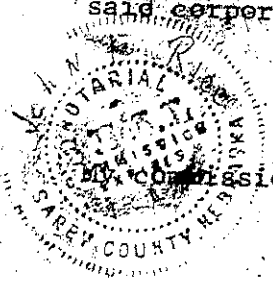
Chester Kowalewski  
Chester Kowalewski

Josephine Kowalewski  
Josephine Kowalewski

STATE OF NEBRASKA )  
COUNTY OF SARPY ) ss

On the day and year last above written before me, the undersigned, a Notary Public in and for said County, personally came CHESTER KOWALEWSKI, President of Golden Rod Company, Inc., and CHESTER KOWALEWSKI and JOSEPHINE KOWALEWSKI, husband and wife, to me personally known to be the identical persons whose names are affixed to the above Covenants, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said corporation and that the Corporate Seal of the said corporation was thereto affixed by its authority.

John E. Pina  
Notary Public



My commission expires: June 1, 1973

43-453

# AFFIDAVIT

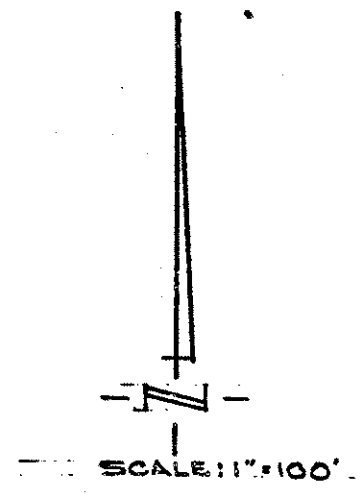
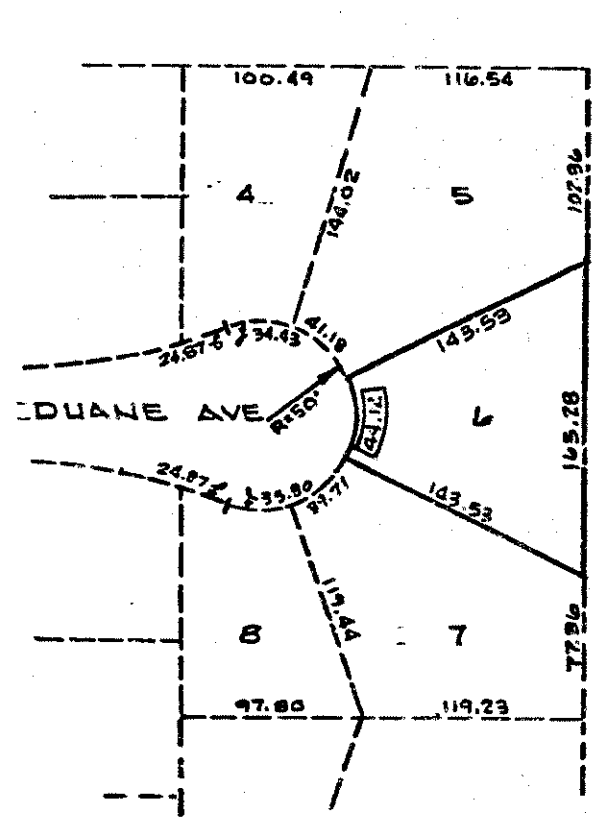
## GOLDEN HILLS

A SUBDIVISION LOCATED IN PART OF THE SOUTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

THIS IS A CORRECTED PLAT OF LOT 6.

THIS IS TO CERTIFY THAT ONE OF THE DIMENSIONS ON LOT 6, THE ORIGINAL PLATTING OF GOLDEN HILLS WAS SHOWN IN ERROR AND TO FURTHER CERTIFY THAT THE BELOW PLAT CORRECTLY SHOWS ORIGINALLY INTENDED LOT DIMENSIONS.

FILED FOR RECORD 11-17-70 AT 2 P. M. IN BOOK 43 OF Miss. Rec.  
PAGE 453 Alice Benker Jones REGISTER OF DEEDS, SARPY COUNTY NEB. 335



44.12 = CORRECTED DIMENSION

DATE: 16 NOV 1970  
*Alice Benker Jones*  
 REGISTERED LAND SURVEYOR  
 MARY ANN KAUSS  
 L.S. 725

GOLLEHON, SCHEMMER & ASSOCIATES  
 ARCHITECTS • ENGINEERS • PLANNERS

004779

DESIGNED \_\_\_\_\_ DRAWN D.L.S. CHECKED C.B.C. DATE 11-16-70 SHEET NO. \_\_\_\_\_

49-497

SANITARY AND IMPROVEMENT DISTRICT STATEMENT  
SARPY COUNTY, NEBRASKA

STATE OF NEBRASKA }  
COUNTY OF SARPY } SS.

Carol Lynne Swayne, being first duly sworn, states that she is the Clerk of Sanitary and Improvement District No. 39 of Sarpy County, Nebraska, and makes the following statement regarding same:

1. District Number: 39

2. Outer boundaries: That part of the Southwest Quarter of Section 33-14-13; lying South of the South Right-of-Way line of Highway 370, more particularly described as follows: Beginning at the point of intersection of the West line of said Section 33 with the South right-of-way line of Highway 370 proceeding thence South along the West line of said Section 33 to the Southwest corner of said Section 33; thence East to the South Quarter corner of said Section 33; thence, North along the East line of the Southwest Quarter of said Section 33 to the South right-of-way line of Highway 370; thence, Westerly along said South right-of-way line to the point of beginning.

3. The purpose of the District shall be to acquire, install, repair, maintain, renew, and replace a sanitary and storm sewer system, a water system, a system of public roads, streets and highways; to contract for water for fire protection and for resale to residents of the District, and to contract for electricity for street lighting for the public streets and highways within the District, and to acquire, improve and operate public parks, playgrounds and recreational facilities. In lieu of establishing its own water system, the District may contract with any utilities District, municipality or corporation for the installation of a water system and to provide water service for fire protection and for the use of the residents of the District.

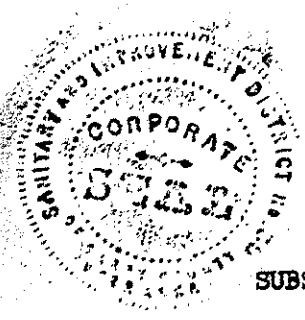
4. The District has power to levy an unlimited property tax to pay its debt and its expenses of operation and maintenance.

5. The District is required by statute to levy special assessments on property in the District to the full extent of special benefits arising by reason of improvements installed by it.

6. In all years when a budget is required by law, the District's annual budget is filed with the County Clerk, which budget shows anticipated revenue and expenses, mill levy, and indebtedness of the District.

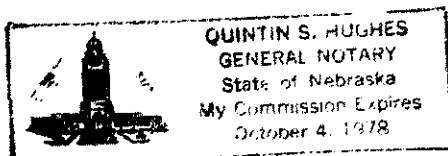
7. The actual current mill levy of the District may be obtained from the County Clerk.

8. A copy of the District's annual financial audit is on file with the Clerk of the District and the State Auditor of Public Accounts.



*Carol Lynne Swayne*  
Clerk of SID No. 39, Sarpy County, Nebraska.

SUBSCRIBED and sworn to before me this 12th day of August 1976.



*Quintin S. Hughes*  
Notary Public

FILED FOR RECORD 8-13-76 8:10 A M. IN BOOK 49 OF Misc. Rec. 50  
497 Carl L. Hibbelo REGISTER OF CLERKS, SARPY COUNTY, NEB.

Rec # 58018

49-497

SANITARY AND IMPROVEMENT DISTRICT STATEMENT  
SARPY COUNTY, NEBRASKA

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS.

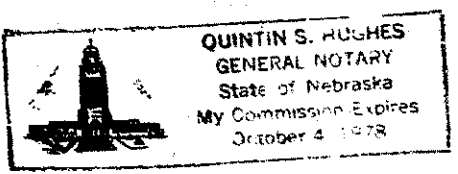
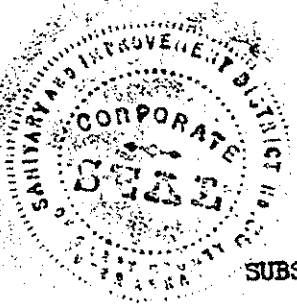
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7. The actual current mill levy of the District may be obtained from the County Clerk.
8. A copy of the District's annual financial audit is on file with the Clerk of the District and the State Auditor of Public Accounts.

*Carol Lynne Swayne*  
Clerk of SID No. 39, Sarpy County, Nebraska.

SUBSCRIBED and sworn to before me this 12th day of August 1976.

*Quintin S. Hughes*  
Notary Public



38-444

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Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

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B. No noxious 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. All lots shall be kept free of trash and debris and weeds shall be kept cut to a height of no more than twelve inches above the ground.

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FILED FOR RECORD IN SARPY COUNTY NEB. June 30, 1967 AT 3 O'CLOCK P.M.  
AND RECORDED IN BOOK 38 OF Misc. Docs. PAGE 444

Charles H. Henshaw REGISTER OF DEEDS 875

5541



60 days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easement ways.

4. Public concrete sidewalks four (4) feet wide by four (4) inches thick shall be installed in front of each improved lot and on side streets of improved corner lots. Such sidewalks shall be constructed at the time of completion of the main residential structure. The provisions of Paragraph shall be automatically waived as to any lot which the governmental unit regulating this area for zoning purposes shall permit a lesser lot area or yard requirement.

I. The following prohibitions shall be observed on all lots:

1. No dwelling constructed on another Addition or location shall be removed to any lot within this Subdivision.
2. No fuel tanks on the outside of any house shall be exposed to view.
3. No garage or other outbuilding shall be erected on any lot for dwelling purposes before the residence thereon is constructed.
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2. For a period of five years from the date of the recording of this agreement, no building shall be erected,

constructed, altered, placed or permitted to remain on any lot in said subdivision herein described until the plans and specifications have been approved in writing by Golden Rod Company, Inc.

3. Enforcement shall be proceedings at law, or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

4. 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.

Dated this 21<sup>st</sup> day of June 1967.

GOLDEN ROD COMPANY, INC.

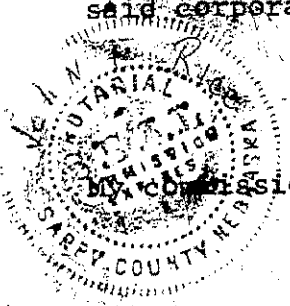
By Chester Kowalewski  
President

Chester Kowalewski  
Chester Kowalewski

Josephine Kowalewski  
Josephine Kowalewski

STATE OF NEBRASKA )  
COUNTY OF SARPY ) ss

On the day and year last above written before me, the undersigned, a Notary Public in and for said County, personally came CHESTER KOWALEWSKI, President of Golden Rod Company, Inc., and CHESTER KOWALEWSKI and JOSEPHINE KOWALEWSKI, husband and wife, to me personally known to be the identical persons whose names are affixed to the above Covenants, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said corporation and that the Corporate Seal of the said corporation was thereto affixed by its authority.



John E. Rice  
Notary Public

My Commission expires: Jan 1, 1973

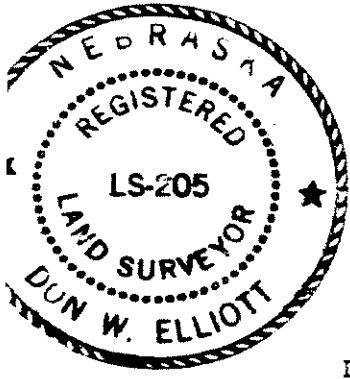
D. No animals, livestock or poultry of any kind shall be raised or kept on said real estate, except that dogs, cats or other household pets are permitted, provided they are not kept, bred or maintained for any commercial purpose.

E. The ground floor enclosed area of single-family residential structures, exclusive of open porches and garages, shall be not less than 900 square feet for a one-story structure nor shall the foundation area be less than 800 square feet for a one-and-one-half story or taller structure, bi-level, tri-level, split-level or split entry with a minimum of 1,000 square finished feet through the house.

F. No residential structure shall be erected or placed on any building plot which has an area of less than 7,000 square feet and no dwelling shall be erected or placed on any building plot having a width of less than 70 feet at the minimum building set back line. No building shall be located on any plot nearer than 25 feet to the front lot line except that in lots 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 108, 109, 140, 141, 142, 158 and 159, the building shall be set back 35 feet from the front lot line. No residential building shall be located nearer than 6 feet to an interior lot line and no residential dwelling shall be located on any building plot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach on another lot.

G. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew poles, with the necessary supports, sustaining wires, cross arms, guys and anchors and other instrumentalities, and to extend thereon wires for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service over, under and upon a five-foot strip of land adjoining the rear and side boundary lines of said lots in said addition; provided, however, that said side lot line easement is granted upon the specific condition that if both of said utility companies fail to construct poles and wires along any of said lot lines within 36 months of date hereof, or if any poles or wires are constructed but are thereafter removed without replacement within

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in The Meadows Replat, a replat of Lot 9, The Meadows, an addition in the NW 1/4 of Section Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.



*Don W. Elliott*

Don W. Elliott,

L.S. 205

DEDICATION

Known by all these presents we Florence Thoel & The Meadows Inc. owner of the property described in the certification of survey and embraced within this plat and Florence Thoel, an unmarried woman, mortgagee of the property described in the certification of survey have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter know as The Meadows Replat and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public for public use, the streets and easements as shown on this plat. We do further grant a perpetual license in favor of and granted to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew cables, conduits and poles with the necessary supports, sustaining wires, cross arms, guys and anchors, and other instrumentalities, and to extend thereof wires for the carrying and transmission of electric current and for all telephone, telegraph and message service, over, upon and under a five (5) foot strip of land where required through Lot 61 in The Meadows Replat.

In witness whereof we do set our names this 12 day of Sept., 1972

*Virginia R. Katelman*  
Secretary

*Joel M. Katelman*  
President

*Florence Thoel*  
Florence Thoel

ACKNOWLEDGEMENT

STATE OF COLORADO  
COUNTY OF YUMA

On this 12th day of Sept., 1972, before me, a Notary Public, in and for said County came Florence Thoel, an unmarried woman, who is personally known to me to be the identical person whose name is affixed to the dedication on this plat and being the mortgagee of the property described in the certificate of survey and she acknowledged the signing of said dedication to be her voluntary act and deed. Witness my hand and notarial seal this date aforesaid.

*Francis A. Benedict*  
Notary Public

My Commission expires on the 15th day of Oct., 1972

ACKNOWLEDGEMENT

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

On this 12th day of Sept., 1972, before me, a Notary Public, in and for said County came Virginia R. Katelman and Joel M. Katelman, who are personally known to me to be the identical persons whose names are affixed to the dedication on this plat and being the owners of the property described in the certificate of survey and they acknowledged the signing of said dedication to be their voluntary act and deed. Witness my hand and notarial seal this date aforesaid.

*Stanley Bales*  
Notary Public

My Commission expires on the

