

FIRST DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF RIVERVIEW FOREST

THIS FIRST DECLARATION, made on the date hereinafter set forth by Ranchettes, Inc., a Nebraska Corporation, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of certain property, which is more particularly described as:

Lots One (1) through Twenty-Eight (28), Riverview Forest, an Addition located in the South Half of Section 19 and the North Half of Section 30, all in Township 13, Range 13 East of the 6th P.M. in Sarpy County, Nebraska, and

WHEREAS, Declarant will convey the said property, subject to certain protective covenants, conditions, restrictions, reservations, liens and charges as hereinafter set forth;

NOW, THEREFORE, Declarant hereby declares that all of the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property. These easements, covenants, restrictions and conditions shall run with the real property and shall be binding upon all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to the benefit of each owner thereof.

1. No use shall be made of the real property described herein which will in any manner violate the statutes, rules or regulations of any governmental authority having jurisdiction over the real property described herein.

2. All dwellings built upon the lots described herein shall be single-family dwelling units and shall have a minimum of finished living area exclusive of open porches, breezeways and garages of 1200 square feet of living area.

3. A dwelling on which construction has begun must be completed within one (1) year from the date the foundation was dug for said dwelling.

4. One owner of each lot shall be a member of a Road Committee which will elect five directors from its membership to oversee road maintenance, repair and snow removal and assess and collect dues, as said directors deem necessary, for that purpose. Lots 9, 19 and 21 are exempt.

Executed this 8 day of March, 1977.

RANCHETTES, INC.

FILED FOR RECORD 3-28-77 P. 00 A. IN BOOK 50  
BY Monty H. McVicker President  
Carl A. Hildebrand of Min. Sec.  
REGISTER OF DEEDS, SARPY COUNTY, NEB. 13.00

STATE OF NEBRASKA )  
                          )ss  
COUNTY OF SARPY   )

On this 2<sup>nd</sup> day of March, 1977, before me, the undersigned Notary Public, duly commissioned and qualified in and for said County, personally came Monty H. McVicker, President of Ranchettes, Inc., to me personally known to be the President and identical person whose name is affixed to the foregoing Declaration, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation, and that the corporate seal of said corporation was thereto affixed by its authority.

Witness my hand and Notarial Seal the day and year last above written.



KATHLEEN I. GENTILE  
GENERAL NOTARY - State of Nebr.  
My Commission Expires  
February 11, 1978

Kathleen I. Gentile  
Notary Public