

PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS

TO WHOM IT MAY CONCERN:

The undersigned, PACESETTER HOMES, INC., a Nebraska corporation, owner of the following real estate:

Lots 1, 118, 135, 136, 153, 154, 203, 204, 217 through 222 inclusive, 250, 251, 262 through 289 inclusive, 294 through 459 inclusive, all in Millard Highlands South, and Lots 462 through 509, inclusive, in Millard Highlands South Replat, both subdivisions in Sarpy County, Nebraska,

does hereby state, publish and declare that all of said lots are and shall be owned and held under and subject to the covenants, conditions and restrictions set forth below:

1. The covenants, conditions and restrictions are to run with the land and shall be binding upon all owners, present and future, until January 1, 2007. PROVIDED, however, until January 1, 2007, these covenants may be modified or changed, in whole or in part, upon the written approval of the owner(s) of sixty percent (60%) or more of the lots subject to them. After January 1, 2007, these covenants shall be automatically extended for successive periods of ten (10) years each unless modified or changed, in whole or in part, by written approval of the owners of fifty-one percent (51%) or more of the lots subject to them.

2. If the owners of any lot or their heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any owner of any lot to bring any legal proceeding against such person violating or attempting to violate such covenants either to prevent him or them from so doing or to recover damages or other compensation due for such violation; but this instrument shall not be construed as placing any liability or obligation for its enforcement upon the undersigned. Invalidation of any one of the covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

3. All lots shall be used for residential, recreational, church, school, or park purposes. PROVIDED, however, model homes constructed by the undersigned developer, its agents and assigns, for the purpose of displaying and selling homes, and for office purposes, will not in any way be a violation of these covenants.

4. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

erect and operate, maintain, repair, replace and renew buried or underground cables, conduits, 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 for all telephone and telegraph and message service over, under, through and upon a five (5) foot strip of land adjoining the rear and side boundary lines of said lots in said addition; said license being granted for the use and benefit of all present and future owners of 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 cables, conduits or poles along any of said side lot lines within thirty-six (36) months of date hereof, or if any pole or wires are constructed but are thereafter removed without replacement within sixty (60) days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easementways. All telephone entrances to residences or other principal structures on any of said lots shall be underground and the owner of each lot shall provide or have constructed at his cost the underground entrance to the residence which shall meet the following specifications: A 1/2-inch standard galvanized electrical conduit shall be put through the rear outside wall in the middle of each structure. This conduit shall extend 24 inches below the final rear grade line and extend flush into the basement area and shall be mechanically attached to the building. No permanent building, trees, retaining walls or loose rock walls shall be placed in the said easementways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein.

7. Portland concrete public sidewalks four (4) feet wide by four (4) inches thick, shall be constructed in front of each built-upon lot and along the street side of each built-upon corner lot. The sidewalk shall be placed four (4) feet back of street curb line and shall be constructed by the then owner of the lot at the time of completion of the mainstructure and before occupancy or use thereof. In lieu of the installation of said sidewalk, because of weather, an escrow deposited with mortgagee or undersigned, or any other qualified escrow agent, will be considered acceptable. No sidewalks need be built on sideyards of Lots 303, 364, 365 and 491.

8. Dwellings shall be restricted to the following finished living square-foot areas, exclusive of garages, breezeways and porches:

a) Eight Hundred (800) square feet on the ground floor of a one-story home;

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9. Motor vehicles of every type parked anywhere in the subdivision out in the open must be in operating condition; otherwise, said cars at the request or action of any landowner may be towed away at the expense of the car's owner. Motor vehicles must be parked in garages, on concrete slabs or driveways, and all repair work must be done indoors. All boats, trailers and campers, self-propelled or otherwise, of every kind and description must be parked or stored indoors so as not to be visible from outside.

10. No fences shall be permitted to be erected or maintained in front of the main residential structure.

11. No outside radio, television, ham broadcasting or any electronic antenna or aerial shall be erected or placed on any structure or on any lot, except such model homes used by the undersigned developer, its agents or assigns, for an office or display and selling of homes in the addition.

12. In no event will any construction begin or any structure be erected or permitted to remain on any lot until the plans and specifications, plot plan and lot grading plan have been first submitted to and have received the written approval of the undersigned as to the exterior design, use of exterior materials, exterior colors, lot grading and placement of structures on the lot. No sign or billboard of any kind or size shall be erected, placed or permitted to remain on any lot until the undersigned has given its written approval therefor, except only "For Sale" signs not exceeding four (4) square feet in area will be permitted. The above restrictions as to signs does not apply to same erected by the undersigned developer, its agents and assigns, all in connection with the sale of property in the subdivision.

13. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets, provided they are not kept, bred or maintained for any commercial purpose.

DATED this 10<sup>th</sup> day of July, 1977.

PACESETTER HOMES, INC.

Attest:

[Signature]  
Secretary

By: [Signature]  
Ralph J. Heavrin, President

50-364

SPPD Form No. 1-75-2

Distribution

RIGHT-OF-WAY EASEMENT

I, Pacesetter Homes Inc. Owner(s)  
of the real estate described as follows, and hereafter referred to as "Grantor",

Lots 1 thru 251, inclusive; Lots 262 thru 289, inclusive; Lots 294 thru 459, inclusive; and Lot 461, all in Millard Highlands South, as surveyed, platted, and recorded, together with Lots 462 thru 509, inclusive, all in Millard Highlands South Replat, as surveyed, platted, and recorded, in Sarpy County, Nebraska.

FILED FOR RECORD 5-16-77 AT 8:20 <sup>AM</sup> IN BOOK 50 OF Miss Gies  
364 Carl L. Hillel REGISTER OF DEEDS, SARPY COUNTY, NEB. 126 <sup>50</sup>

In consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the JAMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, and the NORTHWESTERN BELL TELEPHONE COMPANY, a corporation, its successors and assigns, collectively referred to as "Grantees", a permanent right of way easement to install, operate, maintain, repair, replace, and renew its electric and telephone facilities over, upon, above, along, under, in and across the following described real estate, to wit:

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 interior 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.

\* Which do not abut presently platted land or streets.

CONDITIONS:

- (a) where Grantee's facilities are constructed Grantees shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cables, fixtures, guys and anchors and other instrumentalities within a strip of land as indicated above, together with the right to trim or remove any trees along said line so as to provide a minimum clearance from the overhead facilities of at least Twelve feet (12').
- (b) The Grantees shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.
- (c) where Grantee's facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change of grade elevation or any excavations shall be made therein without prior written approval of the Grantees, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (d) It is further agreed that Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her its/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the District forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

IN WITNESS WHEREOF, the parties hereto have signed their names and caused the execution of this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Pacesetter Homes Inc.  
Carl L. Hillel  
Notary Public

STATE OF NEBRASKA

COUNTY OF SARPY

On this 17 day of April, 1977, before me the undersigned, a Notary Public in and for said

County, personally came KAROL H. HANSEN  
Vice President of Pacesetter Homes Inc.  
personally known to me to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged to me

STATE OF NEBRASKA

COUNTY OF SARPY

On this 4 day of April, 1977, before me the undersigned, a Notary Public in and for said County and State, personally appeared KAROL H. HANSEN

Notary Public

PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS

TO WHOM IT MAY CONCERN:

The undersigned, PACESETTER HOMES, INC., a Nebraska corporation, owner of the following real estate:

Lots 34-37, inclusive; 145-161, inclusive; 196-221, inclusive in Millard Highlands South, and Lots 584-586, inclusive in Millard Highlands South Replat III, and Lots 587-671, inclusive in Millard Highlands South Replat IV, a Subdivision in Sarpy County, Nebraska

does hereby state, publish and declare that all of said lots are and shall be owned and held under and subject to the covenants, conditions and restrictions set forth below.

1. The covenants, conditions and restrictions are to run with the land and shall be binding upon all owners, present and future, until January 1, 2009. PROVIDED, however, until January 1, 2009, these covenants may be modified or changed, in whole or in part, upon the written approval of the owner(s) of sixt percent (60%) or more of the lots subject to them. After January 1, 2009, these covenants shall be automatically extended for successive periods of ten (10) years each unless modified or changed, in whole or in part, by written approval of the owners of fifty one percent (51%) or more of the lots subject to them.

2. If the owner of any lot shall violate or attempt to violate any of the covenants herein, it shall be lawful for any owner of any lot to bring legal proceedings against such person violating or attempting to violate such covenants, to prevent him or them from so doing and/or to recover damages or other compensation due for such violation; but this instrument shall not be construed as placing any liability or obligation for its enforcement upon the undersigned. Invalidation of any one of the covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

3. All lots shall be used for residential, recreational, church school, or park purposes. PROVIDED, however, model homes constructed by the undersigned developer, its agents and assigns, for the purpose of displaying and selling homes, and for office purposes, will not in any way be a violation of these covenants; and PROVIDED FURTHER that Lots 587 through 591, inclusive, may also be used for commercial purposes, and also Lots 656 through 660, inclusive, may be used for multiple family dwellings.

4. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No trailer, basement, tent, shack, garage, barn or any structure of any like kind or character erected on said real estate shall at any time be used as a residence temporarily or permanently. Nor dwelling constructed in another area or addition may be moved onto or permitted to remain on any lot in this subdivision, unless the undersigned consents thereto in writing.

6. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company, any company which has been granted a franchise to provide a cable television system within the lots, their successors and assigns, to erect and operate, maintain, repair, replace and renew buried or underground cables, conduit 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 for all telephone and telegraph and message service over, under, through and upon a five (5) foot strip of land adjoining the rear and side boundary lines of said lots in said addition;

said license being granted for the use and benefit of all present and future owners of lots in said addition; PROVIDED, however, that said side lot line easements granted upon the specific condition that if both of said utility companies and cable company fail to construct cables, conduits or poles along any of said side lot lines within thirty-six (36) months of date hereof, or if any pole or wires are constructed but are thereafter removed without replacement within sixty (60) days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easementways. All telephone entrances to residences or other principal structures on any of said lots shall be underground and the owner of each lot shall provide or have constructed at his cost the underground entrance to the residence which shall meet the following specifications: A 1/2-inch standard galvanized electrical conduit shall be put through the rear outside wall in the middle of each structure. This conduit shall extend 24 inches below the final rear grade line and extend flush into the basement area and shall be mechanically attached to the building. No permanent building, trees, retaining walls or loose rock walls shall be placed in the said easementways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein.

7. Portland concrete public sidewalks four (4) feet wide by four (4) inches thick, shall be constructed in front of each built-upon lot and along the street side of each built-upon corner lot. The sidewalk shall be placed four (4) feet back of street curb line and shall be constructed by the then owner of the lot at the time of completion of the mainstructure and before occupancy or use thereof. In lieu of the installation of the said sidewalk because of weather, an escrow deposited with mortgagee or undersigned, or any other qualified escrow agent, will be considered acceptable.

8. Dwellings shall be restricted to the following finished living square-foot areas, exclusive of garages, breezeways and porches:

- a) Nine Hundred (900) square feet on the ground floor of a one-story home;
- b) Nine Hundred (900) square feet throughout the home for a bi-level, tri-level, split-level, split-entry, 1-1/2 story or higher;
- c) The minimum setbacks for a residential structure shall be front yard, twenty (20) feet, and side yard, five (5) feet. Notwithstanding said requirements, the side and front yard limitations shall automatically be amended and changed in the event Sarpy County (or whatever governmental authority has jurisdiction) or any of its regulatory boards, shall determine and permit a lesser area or distance.

9. Motor vehicles of every type parked anywhere in the subdivision out in the open must be in operating condition; otherwise, said cars at the request or action of any landowner may be towed away at the expense of the car's owner. Motor vehicles must be parked in garages, on concrete slabs or driveways, and all repair work must be done indoors. All boats, trailers and campers, self-propelled or otherwise, of every kind and description must be parked or stored indoors so as not to be visible from outside.

10. No fences shall be permitted to be erected or maintained in front of the main residential structure.

11. No outside radio, television, ham broadcasting or any electronic antenna or aerial shall be erected or placed on any structure or on any lot, except such model homes used by the undersigned developer, its agents or assigns, for an office or display and selling of homes in the addition.

12. In no event will any construction begin or any structure be erected or permitted to remain on any lot until the plans and specifications, plot plan and lot grading plan have been first submitted to and have received the written approval of the undersigned as to the exterior design, use of exterior materials, exterior colors, lot grading and placement of structures on

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PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS

TO WHOM IT MAY CONCERN:

FILED SARPY CO., NE

BOOK 59 OF 1000 RECD

PAGE 1009

The undersigned, PACESETTER HOMES, INC., a Nebraska corporation,  
owner of the following real estate:

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*Carl J. Hibbeler*  
RECEIVED DEEDS  
Lots 40-80, inclusive; 95-104, inclusive; 109-113, inclusive;  
inclusive in Millard Highlands South and Lots 565-583, inclusive;  
in Millard Highlands South Replat II, a Subdivision in Sarpy  
County, Nebraska

does hereby state, publish and declare that all of said lots are and shall  
be owned and held under and subject to the covenants, conditions and  
restrictions set forth below.

1. The covenants, conditions and restrictions are to run with the  
land and shall be binding upon all owners, present and future, until January  
1, 2009. PROVIDED, however, until January 1, 2009, these covenants may be  
modified or changed, in whole or in part, upon the written approval of the  
owner(s) of sixty percent (60%) or more of the lots subject to them. After  
January 1, 2009, these covenants shall be automatically extended for successive  
periods of ten (10) years each unless modified or changed, in whole or in  
part, by written approval of the owners of fifty one percent (51%) or more  
of the lots subject to them.

2. If the owner of any lot shall violate or attempt to violate  
any of the covenants herein, it shall be lawful for any owner of any lot  
to bring legal proceedings against such person violating or attempting to  
violate such covenants, to prevent him or them from so doing and/or to  
recover damages or other compensation due for such violation; but this  
Instrument shall not be construed as placing any liability or obligation  
for its enforcement upon the undersigned. Invalidation of any one of  
the covenants by judgment or court order shall in no way affect any  
of the other provisions, which shall remain in full force and effect.

3. All lots shall be used for residential, recreational, church  
school, or park purposes. PROVIDED, however, model homes constructed by the  
undersigned developer, its agents and assigns, for the purpose of displaying  
and selling homes, and for office purposes, will not in any way be a violation  
of these covenants.

4. No noxious or offensive trade or activity shall be carried on  
upon any lot, nor shall anything be done thereon which may be or become an  
annoyance or nuisance to the neighborhood.

5. No trailer, basement, tent, shack, garage, barn or any structure  
of any like kind or character erected on said real estate shall at any time  
be used as a residence temporarily or permanently. Nor dwelling constructed  
in another area or addition may be moved onto or permitted to remain on any  
lot in this subdivision, unless the undersigned consents thereto in writing.

6. 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,  
replace and



59-1007A

said license being granted for the use and benefit of all present and future owners of lots in said addition; PROVIDED, however, that said side lot line easements granted upon the specific condition that if both of said utility companies fail to construct cables, conduits or poles along any of said side lot lines within thirty-six (36) months of date hereof, or if any pole or wires are constructed but are thereafter removed without replacement within sixty (60) days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easementways. All telephone entrances to residences or other principal structures on any of said lots shall be underground and the owner of each lot shall provide or have constructed at his cost the underground entrance to the residence which shall meet the following specifications: A 1/2-inch standard galvanized electrical conduit shall be put through the rear outside wall in the middle of each structure. This conduit shall extend 24 inches below the final rear grade line and extend flush into the basement area and shall be mechanically attached to the building. No permanent building, trees, retaining walls or loose rock walls shall be placed in the said easementways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein.

7. Portland concrete public sidewalks four (4) feet wide by four (4) inches thick, shall be constructed in front of each built-upon lot and along the street side of each built-upon corner lot. The sidewalk shall be placed four (4) feet back of street curb line and shall be constructed by the then owner of the lot at the time of completion of the mainstructure and before occupancy or use thereof. In lieu of the installation of said sidewalk because of weather, an escrow deposited with mortgagee or undersigned, or any other other qualified escrow agent, will be considered acceptable.

8. Dwellings shall be restricted to the following finished living square-foot areas, exclusive of garages, breezeways and porches:

- a) Eight Hundred (800) square feet on the ground floor of a one-story home;
- b) Eight Hundred (800) square feet throughout the home for a bi-level, tri-level, split-level, split-entry, 1-1/2 story or higher;
- c) The minimum setbacks for a residential structure shall be front yard, twenty (20) feet, and side yard, five (5) feet. Notwithstanding said requirements, the side and front yard limitations shall automatically be amended and changed in the event Sarpy County (or whatever governmental authority has jurisdiction) or any of its regulatory boards, shall determine and permit a lesser area or distance.

9. Motor vehicles of every type parked anywhere in the subdivision out in the open must be in operating condition; otherwise, said cars at the request or action of any landowner may be towed away at the expense of the car's owner. Motor vehicles must be parked in garages, on concrete slabs or driveways, and all repair work must be done indoors. All boats, trailers and campers, self-propelled or otherwise, of every kind and description must be parked or stored indoors so as not to be visible from outside.

10. No fences shall be permitted to be erected or maintained in front of the main residential structure.

11. No outside radio, television, ham broadcasting or any electronic antenna or aerial shall be erected on the lot.

59-1009B

the lot. No sign or billboard of any kind or size shall be erected, placed or permitted to remain on any lot until the undersigned has given its written approval therefor, except only "For Sale" signs not exceeding four (4) square feet in area will be permitted. The above restrictions as to signs does not apply to those erected by the undersigned developer, its agents and assigns, all in connection with the sale of property in the subdivision.

13. No animals, livestock, or poultry of any kind shall be raised bred or kept on any lot, except dogs, cats or other household pets, provided they are not kept, bred or maintained for any commercial purpose.

14. In the event that ninety percent (90%) of all Lots within a particular phase of Millard Highlands South and Millard Highlands South Replat II Subdivision are not improved within 5 years from the date that Northwestern Bell Telephone Company shall have completed of it's distribution system within such phase of said subdivision and filed notice of such completion ("Five Year Term"), then every Lot that is unimproved at the end of the Five Year Term shall be subject to a charge of Four Hundred Fifty Dollars (\$450.00) by Northwestern Bell Telephone Company or its successors. A Lot shall be considered as unimproved if construction of a permanent structure has not commenced on that Lot. Construction shall be considered as having commenced if a footing inspection has been made on the Lot in question by officials of the City or other appropriate governmental authority.

Each development phase of Millard Highlands South and Millard Highlands South Replat II Subdivision shall be considered separately in determining whether ninety percent (90%) of the Lots within that Phase have been improved within the Five Year Term. In determining the date Northwestern Bell Telephone Company shall have completed the installation of it's distribution system, each development phase shall also be considered separately.

Such charge shall be due and owing immediately upon the expiration of the Five Year Term, and if such charge is not paid within 60 days after the sending of written notice by Northwestern Bell Telephone Company or its successors to the owner of an unimproved lot that such charge is due, then such charge will begin drawing interest commencing upon the expiration of the 60 day period at the rate of twelve percent (12%) per annum, or the maximum rate allowed by law if said maximum rate is less than 12% per annum at that time.

DATED this 22nd day of April, 1986

PACESETTER HOMES, INC.

Attest:

  
Secretary

By:   
Ralph J. Heavrin, President

STATE OF NEBRASKA )  
COUNTY OF SARPY ) ss.

On this 22 day of April, 1986, before me, the undersigned a Notary Public in and for said County, personally came RALPH J. HEAVRIN, President of Pacesetter Homes, Inc.