

BOOK 864 PAGE 663

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GEORGE J. SUGHERTZ
REGISTER OF DEEDS
DOUGLAS COUNTY

DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR WEST FAIRACRES VILLAGE
A/K/A WEST FAIRACRES PLACE

THIS DECLARATION made on the date hereinafter set forth by West Fairacres Place Joint Venture.

WITNESSETH:

WHEREAS, the Declarant is the owner of the following described real property:

That property described on the attached Exhibit "A", which is incorporated herein by this reference.

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

NOW, THEREFORE, the Declarant hereby declares that all of the lots 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 said lots. These easements, covenants, restrictions and conditions shall run with said real property and shall be binding upon all parties having or acquiring any right, title or interest in the above described lots or any part hereof and they shall inure to the benefit of each owner thereof.

ARTICLE I.
DEFINITIONS

A. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

B. "Properties" shall mean and refer to that certain real property hereinbefore described.

C. "Lot" shall mean and refer to any plot of land shown upon the recorded subdivision map of the Properties, excluding lots designated as "outlots".

D. "Declarant" shall mean and refer to West Fairacres Place Joint Venture, its successors and assigns.

E. "Architectural Control Committee" shall mean the individual or committee appointed by the Declarant, its successors or assigns.

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ARCHITECTURAL CONTROL

A. No dwelling, fence, other than perimeter fences constructed by Declarant, wall, pathway, driveway, patio, patio cover or enclosure, deck, rock garden, gazebo, tree house, swimming pool, television or radio antenna, satellite dishes, flag pole, solar collecting panels or equipment, air conditioning equipment, wind-generating power equipment, tool sheds, or other external improvements, above or below the surface of the ground shall be built, erected, placed, planted, altered or otherwise maintained or permitted to remain on any lot, nor shall any grading, excavation or tree removal be commenced without express written prior approval of the Declarant through its Architectural Control Committee, or its permission by implied approval procured in the manner set forth below.

B. The Declarant, through its Architectural Control Committee, shall consider general appearance, exterior color or colors, architectural character, harmony of external design and location in relation to surroundings, topography, location within the lot boundary lines, quality of construction, size and suitability for residential purposes as part of its review procedure. Only exterior colors of certain hues will be acceptable. Earth tones and soft-tone hues are encouraged. Bright, gaudy, intense colors will be rejected. Designs of a repetitive nature and/or within close proximity to one another will not be approved. Similar designs, forms, plans, styles or motifs will be considered repetitive if they are not separated by at least three adjacent lots regardless of orientation. Superficial, cosmetic or minor architectural detail differences in like designs will not constitute a basis for approval. The Architectural Control Committee specifically reserves the right to deny permission to construct or place any of the above-mentioned improvements which it determines will not conform to the general character, plan and outline for the development of the Properties.

C. Documents submitted for approval shall be clear, concise, complete, consistent and legible. All drawings shall be to scale. Samples of materials to be included in the improvement may be required of the applicant at the discretion of the Architectural Control Committee. Submittals for the approval shall be made in duplicate and the comments and actions of the Architectural Control Committee will be identically marked on both copies of said submittals. One copy will be returned to the applicant and one copy will be retained as part of the permanent records of the Committee. Each applicant shall submit to the Architectural Control Committee the following documents, materials and/or drawings:

- 1) Site plan indicating specific improvement and indicating lot number, street address, final grading, erosion control plan, surface drainage and sidewalks.
- 2) Complete construction plans, including, but not limited to, basement and upper floor plans, floor areas of each level, wall sections, stair and fireplace sections and exterior elevations clearly indicating flues or chimneys, type and extent of siding, roofing, other faces and/or veneer materials.

3) An architectural review fee of Fifty (\$50.00) Dollars per improvement plan per lot will be charged. Said fee is subject to adjustment or waiver if so determined by the Architectural Control Committee. Additional review fees will be required for reconsiderations for the same lot or alterations or additions to previously reviewed submittals. If construction has commenced on any lot without Architectural Control Committee approval, the review fee will be One Hundred (\$100.00) Dollars. The applicants name, address and telephone number shall appear on each set of plans submitted to the Architectural Control Committee. If applicant wishes that his plans be returned via the mail, he shall include with his submittal an additional Two (\$2.00) Dollars for postage and handling.

D. The approval or disapproval of the Architectural Control Committee as required in these Covenants, shall be in writing. Typically, approval or disapproval of the submittal shall be made within seventy-two (72) hours. However, failure of the Architectural Control Committee to give either written approval or disapproval of submitted plans within thirty (30) days after receipt of all of the documents and the fee required above, by mailing such written approval or disapproval to the last known address of the applicant as shown on the submitted plans, shall be deemed to constitute approval of the submittal, assuming they do not otherwise violate the specific provisions of these Covenants.

ARTICLE III.

RESTRICTIONS FOR SINGLE FAMILY RESIDENTIAL DWELLINGS

A. The Lot shall be used only for single-family residential dwelling purposes and no Lot shall contain more than one (1) detached, single-family dwelling.

B. No building shall be created, altered, placed or permitted to remain on any Lot other than the one (1) detached single-family dwelling referred to above, and said dwelling shall conform to the following requirements:

<u>TYPE OF DWELLING</u>	<u>MINIMUM AREA</u>	<u>LOCATION OF AREA</u>
1) One-story house with attached garage.	1,800 sq. ft.	On the main floor, exclusive of garage area (garage must be approximately at the same level as the main floor).
2) One-story house with basement garage.	2,000 sq. ft.	On the main floor.
3) One and one-half and two story houses.	2,000 sq. ft.	Total area above the basement level, and 1,100 sq. ft. minimum area on the main floor.

<u>TYPE OF DWELLING</u>	<u>MINIMUM AREA</u>	<u>LOCATION OF AREA</u>
4) Split entry (bi-level house)	2,000 sq. ft.	On the main floor.
5) Tri-level (split level house)	2,200 sq. ft.	Total area above grade.

C. For the purposes of these restrictions, two-story height shall, when the basement is exposed above finish grade, be measured from the basement ceiling on the exposed side(s) to the eave of the structure on the same side(s). Area means finished habitable space, measured to the exterior of the enclosing walls, and does not include porches, stoops, breezeways, courtyards, patios, decks, basements, garages or carports. The maximum height of the dwelling shall be two (2) stories. The basement is not considered a story even if it is one hundred (100%) percent above grade on one side, and essentially below grade on the other three (3) sides. All dwellings shall have an attached, enclosed, side-by-side, two (2) car garage minimum, which must contain an area of at least four hundred (400) square feet.

D. All buildings shall be located at least twenty-five (25) feet from the front lot line, at least five (5) feet from the side lot lines and at least twenty-five (25) feet from the rear lot line. On corner lots, either street side may be designated by the owner as the front, and either non-street side as the rear, for purposes of determining compliance herewith, but buildings must be at least seventeen and one-half (17.5) feet from the other street side lot line. For purposes of this restriction, eaves, open slab-on-grade patios and steps shall not be considered part of the building.

E. Exposed portions of the foundation on the front of each dwelling are to be covered with clay-fired brick or stone even if a portion of those exposed foundations may be perpendicular, or nearly so, to the affronting street. Exposed portions of the foundation on the side of each dwelling facing the street, when said dwelling is located on a corner lot, are to be similarly covered with clay-fired brick or stone. Exposed portions of the foundation on the sides or rear not facing a street of a dwelling located on a corner lot and the exposed portion of the foundation on the sides and rear of every other dwelling shall be covered with clay-fired brick, stone, siding or shall be painted.

F. All fireplace flues, chimneys or chases shall be faced with clay-fired brick or stone. No imitation brick or imitation, simulated or non-natural stone building products shall be used.

G. The parts of all pre-fabricated metal furnace flues that protrude from the roof of a dwelling must be painted and no furnace flue may protrude more than five (5') feet from the roof of the dwelling, as

measured from the top cap of the flue to the point from which the flue emerges from the roof. In the event that a dwelling is constructed without a fireplace, the furnace flue must then be faced with clay-fired brick or stone above roof level. All furnace flues must be located on the rear side of the roof ridge.

H. No fences may be built forward of the rear-most wall of the house and, under no circumstances, closer to any adjoining street than the property line. Fences shall be constructed only of wood, decorative iron, brick or stone and are subject to the approval of the Architectural Control Committee referred to above. Wire or chain-link fences, temporary or permanent barbed wire, electrified, and/or snow fences shall not be permitted.

I. No structure of a temporary character, trailer, basement, tent, shack, barn or other out building shall be erected on said lot or used as a residence, temporarily or permanently. No prefabricated or factory built house or residential dwelling built elsewhere shall be moved onto or assembled on any of said lots. No full or partial subterranean dwellings or log houses shall be constructed or erected on any lot. No dwelling shall be moved from outside of the Properties onto any of said lots.

J. No primary flat or mansard roof shall be permitted on any dwelling or any portion thereof. All dwellings shall be roofed with wood shakes or wood shingles, simulated wood product shingles approved by the Committee, clay or slate.

K. The Declarant has created a water drainage plan by grading the Properties and installing improvements and easements for storm drainage in accordance with accepted engineering principles. No building shall be placed, nor any lot graded to interfere with such water drainage plan nor cause damage to the building or neighboring buildings or lots. All owners shall provide an erosion control plan acceptable to Declarant prior to any construction. Said plan shall control drainage run-off and sedimentation.

L. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on any lot. No animals, livestock, fowl or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets maintained within the dwelling may be kept, provided that they are not kept, bred or maintained for any commercial purpose and provided that they are kept confined to the lot of their owner and are not permitted to run loose outside the lot of the owner.

M. No incinerator or trashburner shall be permitted on any lot. No garbage or trash can or container shall be permitted to remain outside of any dwelling unless completely screened from view from every street and from all other lots in the subdivision. No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling except while in actual use. No garage door shall be permitted to remain open except when entry to and exit from the garage is required. No clothesline shall be permitted outside of any dwelling at any time. Any exterior air conditioning condensing units or heat pump units shall be placed in the rear yard of the dwelling and in no case closer than twelve (12) feet to the neighboring property line. Detached accessory buildings are not permitted.

N. No automobile, boat, camping trailer, van-type campers, auto-drawn trailer of any kind, mobile home, motorcycle, snowmobile or other self-propelled vehicles shall be stored or maintained outside of the garage. For purposes of the preceding provision, "stored or maintained outside of the garage" shall mean parking the vehicle or trailer on the driveway, or any other part of the lot, outside of the garage, for seven (7) or more consecutive days. All repair or maintenance work on automobiles, boats, camping trailer, van-type campers, auto-drawn trailers of any kind, mobile homes, motorcycles, snowmobiles or other self-propelled vehicles must be done in the garage. The dedicated street right-of-way located between the pavement and the lot line of any residential lot shall not be used for the parking of any vehicle, boat, camper or trailer. Automobiles and other self-propelled vehicles parked out-of-doors within the premises above-described, or upon the streets thereof, must be in operating condition.

O. All lots shall be kept free of rubbish, debris, merchandise and building material; however, building materials may be placed on lots when construction is started on the main residential structure intended for such lot. In addition, vacant lots where capital improvements have not yet been installed shall not be used for dumping of earth or any other waste materials and shall be maintained level and smooth enough for machine mowing. No vegetation on vacant lots where capital improvements have not yet been installed shall be allowed to reach more than a maximum height of twelve (12) inches.

P. Except for the purpose of controlling erosion on vacant lots, no field crops shall be grown upon any lot any time.

Q. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood, including, but not limited to, odors, dust, glare, sound, lighting, smoke, vibration and radiation.

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

S. Vegetable gardens and rock gardens shall be permitted only if maintained in the designated rear yard of any lot, behind the dwelling on said lot. Further, vegetable gardens and rock gardens must be approved by the Architectural Control Committee.

T. No residential dwelling shall be occupied by any person as a dwelling for such person until the construction of such dwelling has been completed, except for minor finish details as determined and approved by the Architectural Control Committee.

U. No streamers, posters, banners, balloons, exterior illumination or other rallying devices will be allowed on any lot in the promotion or sale of any lot, dwelling or property. No advertising signs or posters of any kind shall be erected or placed on any of said lots, except the residential "For Sale" signs, not exceeding six (6) square feet in size, shall be permitted and, provided further, that such restriction as to sign size shall not apply to any sign erected by the Declarant, or its agents, in the development of West Fairaces Village.

V. All driveways shall be constructed of concrete or brick. Asphaltic concrete is not allowed.

W. None of said lots shall be subdivided, split or in any manner combined with any other lot or portion of any other lot, unless the resulting parcel shall contain at least as much area as the smallest of the lots used in assembling the resulting parcel.

X. The front, side and rear yards of all lots shall be sodded, and two (2) trees, each not less than two (2) caliper inches in diameter shall be planted in the front yard of each residence. All yards shall be sodded and the trees planted within one (1) year from the date the foundation for the residence on the lot was completed.

ARTICLE IV. EASEMENTS AND LICENSES

A. A perpetual license and easement is hereby reserved in favor of and granted to the Northwestern Bell Telephone Company, the City or County franchised cable television firm and to the Omaha Public Power District, their successors and assigns, to erect and operate, maintain, repair, and renew cables, conduits, and other instrumentalities and to extend wires for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message services and cable television under an eight (8) foot strip of land adjoining the rear boundary lines and a five (5) foot strip of land adjoining the side boundary lines of said lots and license being granted for the use and benefit of all present and future owners of said lots; provided, however, that said lot line easement is granted upon the specific condition that if any said utility companies fail to construct wires or conduits along any of the said lot lines within thirty-six (36)

months of the date hereof, or if any wires or conduits are constructed but hereafter removed without replacement within sixty (60) days after their removal, then this lot line easement shall automatically terminate and become void as to such unused or abandoned easements. No permanent buildings shall be placed in perpetual easements, 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.

B. All telephone, cable television and electric power service lines from property line to dwelling shall be underground.

**ARTICLE V.
HOMEOwner'S ASSOCIATION**

A. The following definitions shall apply for the purposes of this Article:

1) "Association shall mean and refer to West Fairacres Place Homeowner's Association, its successors and assigns, a Nebraska Non-Profit Corporation.

2) "Improved Lot" shall mean and refer to any lot of the Properties on which a dwelling has been erected and the construction thereof is substantially complete.

All other definitions contained in Article I will likewise be applicable to this Article.

B. Every owner shall be a member of the West Fairacres Place Homeowner's Association. Membership shall be appurtenant to and may not be separated from ownership of any lot.

C. The Declarant, for each lot owned within the Properties as defined herein, hereby covenants and each owner of any lot by acceptance of a deed therefor whether or not it shall be so expressed in such deed, is deemed covenant and agreed to pay to the Association regular annual maintenance assessments for charges for the purposes hereinafter set forth, which assessments, together with interest, costs and reasonable attorney's fees shall be and constitute until paid a continuing charge against and a lien upon such lot or property against which each such assessment is made.

D. The assessments levied by the Association shall be used exclusively without any part of the net earnings inuring to the private benefit of its members, to maintain the West Fairacres Place Subdivision (West Fairacres Village Replat and West Fairacres Village 2nd Platting) outlots, swimming pool, electronic gates, sprinkler system, landscaping and the road and sewer system within the outlots.

E. Before each fiscal year, the Board of Directors of the Association shall adopt and fix in reasonable itemized detail an annual budget for the then anticipated fiscal affairs and general operations for the Association for that year, and shall levy and collect annual

assessments from each lot on the Properties, which shall be sufficient to fund the budget for the fiscal year. Assessments shall commence on the first day of the first month when a house is built on any lot and occupied as a residence.

F. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of twelve (12%) percent per annum. The Association may foreclose the lien against the property in the same manner as provided by law for the foreclosure of mortgages.

G. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to a mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessment as to payment which became due prior to such sale or transfer. No sale or transfer shall relieve such lot or its owner from liability for any assessments thereafter becoming due or from the lien thereof.

H. All Properties dedicated to and accepted by a local public authority and all Properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Nebraska shall be exempt from the assessments created herein. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.

I. The Homeowner's Association shall be a non-profit corporation formed by the Declarant and its Articles of Incorporation and Bylaws, to the extent not inconsistent with this Declaration are hereby incorporated herein by this reference. In the event of any conflict between the Articles and/or Bylaws of the Corporation and this Declaration, then this Declaration shall control.

ARTICLE VI.
GENERAL PROVISIONS

A. The Declarant, or its assigns, or any owner of a lot named herein shall have the right to enforce by proceeding at law in equity, all restrictions, conditions, covenants, and reservations, now or hereinafter imposed by the provisions of this Declaration, either to prevent or restrain any violation or same, or to recover damages or other dues for such violation. Failure by the Declarant or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver or the right to do so thereafter.

B. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty-five (25) years from the date this Declaration is recorded. This Declaration may be amended by the Declarant, or any person, firm, corporation, partnership, or entity designated in writing by the Declarant, in any manner it shall determine in its full and absolute discretion for a period of five (5) years from the date hereof. Thereafter this Declaration may be amended by an instrument signed by the owners of not less than seventy-five (75%) percent of the lots covered by this Declaration.

EXHIBIT "A"

Lots 1 through 8, inclusive, West Fairacres Village Replat (a cluster subdivision) and Lots 34 through 62, inclusive, West Fairacres Village 2nd Platting (a cluster subdivision), both being subdivisions in the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

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BOOK 947 PAGE 363 PA

AMENDED DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR WEST FAIRACRES VILLAGE

THIS AMENDED DECLARATION of Covenants, Conditions, Restrictions and Easements for West Fairacres Village is made, on the date hereinafter set forth, by Bruce A. Buehler and Jean E. Buehler, husband and wife, Thomas F. Dolnicek and Julie Ford, husband and wife, Jean E. Andersen, a single person, Benjamin Graber and Cynthia D. Graber, husband and wife, Francis J. and Kelly S. Jelensperger, husband and wife, and West Fairacres Place Joint Venture, a Nebraska partnership, collectively owning 75% of the Lots set forth in the First Declaration as hereafter described, hereinafter collectively referred to as First Amending Declarant and West Fairacres Place Joint Venture, a Nebraska Partnership, hereinafter referred to as the Second Amending Declarant. When not individually referred to, First Amending Declarant and Second Amending Declarant shall hereinafter and collectively be referred to as Declarants. The authority of the First Amending Declarant and Second Amending Declarant to create and cause to be filed this Amended Declaration is explained below in the Preliminary Statement

PRELIMINARY STATEMENT

By Declaration of Covenants, Conditions, Restrictions and Easements, hereinafter referred to as the First Declaration, for Lots 1 through 24, inclusive, Outlot 1 and Outlot 2, West Fairacres Village, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, dated December 2, 1985 and recorded at Book 759, Pages 95 through 105, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, West Fairacres Village Partnership, a Nebraska Joint Venture, hereinafter referred to as First Original Declarant, subjected the above described Lots and Outlots to restrictions, covenants, conditions and easements. Pursuant to Article X, Section 2, the First Declaration may be amended by an instrument signed by the Owners of not less than seventy-five (75%) percent of the Lots covered by such First Declaration.

On September 7, 1988, the West Fairacres Village Replat was recorded at Book 1834, Page 103 of the Miscellaneous records of the Register of Deeds of Douglas County, Nebraska, by which Lots 8 through 22, inclusive and Outlot 1, West Fairacres Village as surveyed, platted and recorded in Douglas County, Nebraska were replatted into Lots 1 through 8, inclusive, and Outlot 1, West Fairacres Village Replat.

FURTHER, by Declaration of Covenants, Conditions and Restrictions, hereinafter referred to as the Second Declaration, for Lots 1 through 8, inclusive, West Fairacres Village Replat and Lots 34 through 62, inclusive, West Fairacres 2nd Platting, both being subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska, dated August 2, 1988 and recorded at Book 864,

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Pages 663 through 673, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, West Fairacres Place Joint Venture, a Nebraska Limited Partnership, hereinafter referred to as Second Declarant subjected the above described Lots to restrictions, covenants, conditions and easements. Within the Second Declaration, Second Declarant reserved in itself, the right to unilaterally amend the Second Declaration in any manner it should determine in its full and absolute discretion, for a period of 5 years from the date the Second Declaration was recorded.

W I T N E S S E T H

WHEREAS, Declarants have the authority to amend the prior Declarations, as described above, and to cause there to be created and filed one comprehensive declaration of covenants, conditions, restrictions and easements relative to the following real property:

Lots 1 through 7, inclusive, 23 and 24, Outlots 1 and 2, West Fairacres Village, as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 1 through 8, inclusive, Outlot 1, West Fairacres Village Replat, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 34 through 62, inclusive, Outlots 3 and 4, West Fairacres Village 2nd Platting, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

WHEREAS, Declarants desire to create on the hereinabove described real property a residential community with private streets, improvements, parks, open spaces and other common facilities for the benefit of said community; and

WHEREAS, Declarants desire to provide for the preservation of the values and amenities in said community and for the maintenance of said private streets, improvements, parks, open spaces and other common facilities, and to this end, desires to subject the above-described real property to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said real property and each owner thereof; and

WHEREAS, Declarants have deemed it desirable, for the efficient preservation of the values and amenities in said community, to create two (2) agencies to which should be delegated and assigned the powers of maintaining, administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, West Fairacres Village Homeowners Association, Inc., and the West Fairacres Village Patihomes Association, Inc., have been incorporated under the laws of the State of Nebraska as nonprofit corporations, the purpose of which shall be to exercise the functions aforesaid.

NOW, THEREFORE, Declarants hereby declare that all of the above-described property 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 said real property. The 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 above-described property, or any part thereof, and shall inure to the benefit of each owner thereof.

ARTICLE I.

DEFINITIONS

Section 1. "Homeowners Association" shall mean and refer to the West Fairacres Village Homeowners Association, Inc., a Nebraska nonprofit corporation, its successors and assigns. Membership to the Homeowners Association shall consist exclusively of Class #1 Owners, as that term is hereinafter defined.

Section 2. "Patiohomes Association" shall mean and refer to the West Fairacres Village Patiohomes Association, Inc., a Nebraska nonprofit corporation, its successors and assigns. Membership to the Patiohomes Association shall consist exclusively of Class #2 Owners, as that term is hereinafter defined.

Section 3. "Common Properties" shall mean and refer to Outlot 1 of West Fairacres Village Replat, Outlots 1 and 2 of West Fairacres Village, and Outlots 3 and 4 of West Fairacres Village (2nd Platting), as surveyed, platted and recorded in Douglas County, Nebraska. The Common Properties shall be devoted to the exclusive common use and enjoyment of the Owners of the Properties, as those terms are hereinafter defined.

Section 4. "Living Unit" shall mean and refer to any building situation upon The Properties, as hereinafter defined, designated and intended for the use and occupancy as a residence by a single family.

Section 5.

(A) "Lot" shall mean and refer to any parcel of land, whether all or a portion of any platted lot shown upon any recorded map or plat of The Properties, as hereinafter defined, upon which a Living Unit shall be built or is proposed to be built, with the exception of the "Common Properties", as heretofore defined. The Lots subject to this Declaration are Lots 1 through 7, inclusive, 23 and 24, West Fairacres Village, Lots 1 through 8, inclusive, West Fairacres Village Replat and Lots 34 through 62, inclusive, West Fairacres Village 2nd Platting, each a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

(B) "Undeveloped Lot" shall mean any Lot on which there has been built no Living Unit. Further, Lots on which Living Units

have been built shall be considered Undeveloped Lots until such time as the Living Unit is first occupied by an Owner, or any other(s) authorized by the Owner to occupy said Living Unit.

(C) "Developed Lot" shall mean any Lot on which there has been a Living Unit that was once occupied by an Owner, or any other(s) authorized by the Owner to occupy the Living Unit.

Section 6. "Member" shall mean and refer to every person or entity who holds membership in the Associations hereinabove referred to.

Section 7.

(A) "Class #1 Owner" shall mean and refer to the record Owner, whether one or more persons or entities of a fee simple title to all or any part, parcel or portion of a platted Lot which is a part of The Properties, as those terms are herein defined, including contract sellers, but notwithstanding any applicable theory of mortgage, shall not mean or refer to the mortgagees unless and until such mortgagee has acquired fee simple title pursuant to foreclosure or any proceeding in lieu of foreclosure. Further, Class #1 Owner shall not mean those having an interest in all or any part, parcel or portion of a platted Lot as security for the performance of an obligation.

(B) "Class #2 Owner" shall mean and refer to the record owner, whether one or more persons or entities of a fee simple title to all or part, parcel or portion of Lots 1 through 7, inclusive, 23 and 24, West Fairacres Village (not to be confused with Lots 1 through 8, inclusive, West Fairacres Village Replat), including contract sellers, but notwithstanding any applicable theory of mortgage, shall not mean or refer to the mortgagees unless and until such mortgagee has acquired fee simple title pursuant to foreclosure or any proceeding in lieu of foreclosure. Further, Class #2 Owner shall not mean those having an interest in all or any part, parcel, or portion of a platted Lot as security for the performance of an obligation. It is the intention of Declarants that Class #1 Owner and Class #2 Owner, as defined herein, shall not be interpreted as being mutually exclusive terms, i.e., it is intended that Class #2 Owners shall also be Class #1 Owners.

Section 8. "The Properties" shall mean and refer to all such properties as are subject to this Declaration, which shall consist of Lots 1 through 7, inclusive, 23 and 24, Outlots 1 and 2, West Fairacres Village, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 1 through 8, inclusive, Outlot 1, West Fairacres Village Replat, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 34 through 62, inclusive, Outlots 3 and 4, West Fairacres Village 2nd Platting, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

ARTICLE II.

PROPERTY RIGHTS IN THE COMMON PROPERTY.

Section 1. Owners' Easements of Enjoyment. Every Owner and/or Member of the Homeowners Association shall have a right and easement of enjoyment in and to the Common Properties which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- A. The right of the Homeowners Association to suspend the voting rights and rights to the use of the Common Properties by an Owner for any period during which any assessment against his Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.
- B. The right of the Homeowners Association to dedicate or transfer all or any part of the Common Properties, subject to any then existing ingress and egress requirements in connection therewith, to any public agency, nonprofit corporation (to use for purposes similar to those for which the Association was formed), authority or utility for such purposes and subject to such conditions as may be agreed to by the Homeowners Association and by persons holding mortgages on any portion of the Common Properties.
- C. The right of the Homeowners Association to limit the number of guests of Owners on recreational facilities located on the Common Properties.
- D. The right of the Homeowners Association to borrow money for the purpose of improving the Common Properties and facilities and in aid thereof to mortgage said Common Properties and facilities, which mortgage shall be subordinate to the rights of the Owners hereunder.
- E. The right of the Homeowners Association to charge reasonable admission and other fees for the use of the recreational facilities on the Common Properties by Members and by guests of Members.
- F. The right of the Homeowners Association, through its Board of Directors, to pass and amend, from time to time, rules and regulations governing the use of certain parts or all of the Common Properties for the welfare and common good of all Owners within the Properties.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws of the Homeowners Association, his right of enjoyment of the Common Properties and facilities, together with any other right, license, privilege or easement conferred upon such Owner by this Declaration, to the members of his family, his tenants, guests or contract purchasers who reside in his Living Unit.

ARTICLE III.

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATIONS

Section 1. Membership. Every Class #1 Owner shall be a member of the Homeowners Association. Every Class #2 Owner shall be a member of the Patihomes Association. Membership in the Homeowners Association and the Patihomes Association shall be appurtenant to and may not be separated from ownership of any Lot within the Properties.

Section 2. Classes of Voting Membership. Both of the Associations shall have such classes of membership as are provided for in their By-Laws, as from time to time amended.

ARTICLE IV.

COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation for Assessments. Each Class #1 Owner and each Class #2 Owner, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay the following to the Association(s) of which said Owner is a member: (a) interim assessments or charges; (b) annual assessments or charges; and (c) special assessments; all of such assessments or charges to be established and collected as provided in the By-Laws of the respective Associations, as from time to time amended. The interim, annual and special assessments or charges, together with interest, costs and reasonable attorneys' fees, shall be a charge on the Lot and shall be a continuing lien upon said Lot against which such assessment is made. All subsequent purchasers shall take title to the Lot subject to said lien and shall be bound to inquire to the respective Associations as to the amount of any unpaid assessments. Each such assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due.

Section 2. Purpose of Assessment.

(A) The assessments levied by the Homeowners Association shall be used exclusively for the purpose of maintaining The Common Properties and promoting the health, safety, welfare and recreation of the residents of The Properties, and in particular, interim and annual assessments levied by the Homeowners Association shall be used for: (a) the maintenance and repair of the Common Properties; (b) the maintenance and repair of parking areas; (c) the care, maintenance and repair of the roadway easements, as hereinafter defined, and private streets over which the Association has an easement; (d) snow removal from the private streets; (e) the care and maintenance of the private sanitary and storm sewer systems excluding, however, lines connecting Living Units to the sanitary and storm sewer systems; (f) providing insurance coverage upon the

Common Properties, as hereinafter set forth; and (g) maintenance of electronic street gates; (h) maintenance and repair of swimming pool located on Common Property; (i) maintenance and repair of street lights and (j) any other expenses deemed to be common by the Homeowners Association. The Homeowners Association shall be permitted to create a two-tier assessment structure whereby Undeveloped Lots and Developed Lots are subjected to different levels of non-special assessments, provided, however, that in no event shall the Homeowners Association cause a non-special assessment to be levied against an Undeveloped Lot in any amount that exceeds 70% of the non-special assessments levied against Developed Lots. For purposes of the exception to the aforementioned 70% limitation on non-special assessments levied against Undeveloped Lots, a special assessment is contemplated to be an assessment necessitated by extraordinary expenditures and special assessments shall be assessed on all Lots equally. Extraordinary expenditures would include, but not be limited to, such items as street replacement, sewer replacement, uninsured or underinsured liability judgments or litigation against the Homeowners Association, etc. The determination of what is and what is not an extraordinary expenditure necessitating a special assessment shall be made by the Board of Directors of the Homeowners Association. Notwithstanding anything herein appearing to the contrary, the maximum non-special assessment which may be assessed against or with respect to two (2) contiguous Developed Lots which are improved and occupied by a single Living Unit shall not, in the aggregate, exceed 150% of the non-special assessment which might be assessed against a single occupied Developed Lot.

(B) The assessments levied by the Patiohomes Association shall be used exclusively for the purpose of maintaining the Lots and Living Units located on Lots 1 through 7, and 23 and 24, West Fairacres Village, a Subdivision, as surveyed, platted and recorded in Douglas County Nebraska. Said maintenance of Lots and dwellings by the Patiohomes Association shall include (a) the care and maintenance of lawns and yards on the Lots named in this Subsection, excluding however, any enclosed or fenced-in areas thereon; b) painting and otherwise maintaining the exterior building surfaces of Living Units on Lots named in this Subsection; c) snow removal from and salting of driveways and sidewalks on Lots named in this Subsection; d) insurance on real property and any other expenses deemed by the Patiohomes Association to be common to the Lots named in this Subsection.

Section 3. Proof of Payment. The Associations shall, upon demand and upon payment of a reasonable charge, furnish a certificate signed by an officer of the respective Association setting forth the amount of the unpaid assessments, if any, with respect to a subject Lot, the amount of the current periodic assessment and the date that such assessment becomes due and/or delinquent, any penalty due, and any credit for advance payments or for prepaid items, which statement shall be conclusive upon the Association which issued it in favor of all persons who rely thereon in good faith.

Section 4. Effect of Nonpayment of Assessment; Personal Obligation of the Owner; Liens; Remedies of the Associations. If any assessment chargeable to a Lot, or any installment thereof, is not paid on the date when due, then such assessment, together with interest thereon and costs of collection thereof as hereinafter provided, shall thereupon become a lien on such Lot superior to all other liens and encumbrances, except liens for taxes, special assessments and first mortgages. Any delinquent assessment or installment thereof not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate of interest at which individuals may contract in the State of Nebraska as determined from time to time. In the event the unpaid assessment is an installment of an annual assessment, the Association which levied such assessment may, after such thirty (30) day period and during the continuance of the default, declare all remaining installments of said annual assessment immediately due and payable, at its option. The Association which levied the assessment may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Lot, and there shall be added to the amount of such assessment, the cost or preparing and filing the complaint in such action, and in the event judgment is obtained, such judgment shall include interest on the assessment as above provided, and a reasonable attorneys' fee, together with the cost of the action. No owner may waive or otherwise escape the liability for the assessments provided for herein by non-use of the Common Properties or abandonment of his Lot. The mortgagee of the subject Lot shall have the right to cure any delinquency of an Owner by payment of all sums due, together with interest, costs and fees. The Association which levied the assessment shall assign to such mortgagee all of its rights with respect to such lien and rights of foreclosure to the mortgages.

Section 5. Transfer of Lots by Sale or Foreclosure. Sale or transfer of any Lot shall not affect the assessment lien. Provided, however, the sale or transfer of any Lot pursuant to judicial foreclosure of a first mortgage or deed of trust shall extinguish the lien of such assessment as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V.

COMMON SCHEME RESTRICTIONS

The following restrictions are imposed as a common scheme upon The Properties for the benefit of each Lot and the Common Properties which comprise The Properties, and may be enforced by any Owner of a Lot that is subject to this Declaration or the Patio-homes Association.

- A. No Lot shall be used except for single family residential purposes.

- B. No noxious or offensive activity shall be carried on upon The Properties, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. Further home occupations, as defined in the zoning code of the Municipal Code of the City of Omaha, shall not be permitted to take place within any of the Living Units.
- C. No structure of a temporary character, trailer, basement, tent, shack, barn or other out building shall be erected upon any Lot or used at any time as a residence, either temporarily or permanently.
- D. There has been created a water drainage plan by grading The Properties and installing improvements and easements for storm drainage in accordance with accepted engineering principles. No building shall be placed, nor any Lot graded, to interfere with such water drainage plan nor cause damage to the Common Properties, any Lot or any Living Unit situated on any Lot.
- E. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on The Properties. No animals, livestock, fowl or poultry of any kind shall be raised, bred, or kept on The Properties, except that dogs, cats or other household pets maintained within the Living Unit may be kept, provided that they are not kept, bred or maintained for any commercial purpose that the total number of dogs and cats kept within a Living Unit on any Lot shall not exceed two (2) and that they are kept confined within the Living Unit or any fenced in or enclosed area attached to the Living Unit of their owner and are not permitted to run loose outside the Living Unit of the Owner. No animals may be sheltered or tethered outside the Living Units of their Owners overnight.
- F. Any Owner of either an Undeveloped Lot or a Developed Lot shall cause its Lot to be regularly mowed and shall not permit vegetation and plant-life, exclusive of vegetation and plant-life approved by the Architectural Committee, to exceed levels of growth as established by the Homeowners Association. No unused building material, junk or rubbish shall be left exposed on the Properties except during actual building construction. During actual building construction, the Owner of a Lot on which actual construction is taking place shall cause the Lot and building materials to be kept in good order. Good order contemplates, but shall not be expressly limited to, the daily placement of debris and scrap building materials into an appropriate trash container, the regular removal and replacement of trash containers which have been filled to capacity and the removal of mud and other debris from Common Properties. In the event that during actual con-

- struction the Owner of a Lot on which actual construction is taking place fails to maintain its Lot in good order, the Board of Directors of the Homeowners Association shall be permitted to cause the Lot to be brought into good order and to assess the Lot Owner for the cost of thereof.
- G. No incinerator or trash burner shall be permitted on The Properties. No garbage or trash can or container shall be permitted to remain outside of any Living Unit, except after 8:00 P.M. the evening before the scheduled garbage pick-up, and provided that said garbage or trash can or container shall be placed back inside the Living Unit by 8:00 p.m. the day of the garbage pick-up. No garage door shall be permitted to remain open except when entry to and exit from the garage are required. No clothesline shall be permitted outside any Living Unit at any time.
- H. No boat, camping trailer, van-type campers, auto-drawn trailer of any kind, mobile home, snowmobile or other self-propelled vehicle shall be stored outside of the garages of the Living Units at any time. For purposes of the preceding provision, "stored outside of the garage" shall mean, parking the vehicle or trailer over night on the driveway, or any other part of the Lot upon which the Living Unit is situated, outside of the garage, for three (3) or more consecutive days. All repair work on automobiles, boats, camping trailers, van-type campers, auto-drawn trailers or any kind, mobile homes, motorcycles, snowmobiles or other self-propelled vehicles must be done in the garage.
- I. No exterior lighting shall be installed on any Lot without the express written approval of the Homeowners Association.
- J. 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 "For Sale" signs of a size no greater than six (6) square feet shall be permitted temporarily in the yards of Living Units which are being offered for sale.
- K. No fence may be erected in the front yard of a Living Unit.
- L. No television or radio antenna including, but not limited to, satellite dish type antennas, shall be built, erected, placed or otherwise maintained or permitted to remain on any Lot without the express written approval of the Homeowners Association.
- M. No use shall be made of The Properties which will in any manner violate the statutes, rules or regulations of any

- governmental authority having jurisdiction over The Properties.
- N. No Owner shall place any structure whatsoever upon the Common Properties, nor shall any Owner engage in any activity which will temporarily or permanently deny free access to any part of the Common Properties to the Owners.
- O. No Living Unit shall be rented or leased for transient or hotel purposes which, for the purpose of this Declaration, shall mean for any period of time less than thirty (30) days. Subject to the foregoing restriction, each Owner shall have the absolute right to lease his Living Unit, provided that the Lease therefore is in writing and is in all respects subject to the covenants, conditions, restrictions and limitations provided in this Declaration and in the By-Laws of the Homeowners Association and Patiohomes Association, if applicable.
- P. The use of the Properties shall be subject to such additional rules and regulations as may be adopted from time to time by the Homeowners Association.

ARTICLE VI.

ARCHITECTURAL CONTROL

A. The Board of Directors of the Homeowners Association shall serve as the Architectural Control Committee. The Architectural Control Committee shall have the powers and be subject to the procedural requirements set forth below, provided, however that all items presently situated on Developed Lots and which would otherwise be subject to the approval of the Architectural Control Committee shall be deemed constructively approved thereby.

B. No dwelling, fence, other than perimeter fences, wall, pathway, driveway, patio cover or enclosure, deck, rock garden, gazebo, tree house, swimming pool, tennis court, television or radio antenna, satellite dishes, flag pole, solar collecting panels or equipment, air conditioning equipment, wind-generating power equipment, tool sheds, or other external improvements, above or below the surface of the ground shall be built, erected, placed, planted, altered or otherwise maintained or permitted to remain on any Lot, nor shall any grading, excavation or tree removal be commenced without express written prior approval of the Architectural Control Committee, or its permission by implied approval procured in the manner set forth below.

C. The Homeowners Association, through its Architectural Control Committee, shall consider general appearance, exterior color or colors, architectural character, harmony of external design and location in relation to surroundings, topography, location within the lot boundary lines, quality of construction, size and suitability for residential purposes as part of its review proce-

dure. Only exterior colors of certain hues will be acceptable. Earthtone and soft-tone hues are encouraged. Bright, gaudy, intense colors will be rejected. Designs of a repetitive nature and/or within close proximity to one another will not be approved. Similar designs, forms, plans, styles or motifs will be considered repetitive if they are not separated by at least three adjacent lots regardless of orientation. Superficial, cosmetic or minor architectural detail differences in like designs will not constitute a basis for approval. The Architectural Control Committee specifically reserves the right to deny permission to construct or place any of the above-mentioned improvements which it determines will not conform to the general character, plan and outline for the development of the Properties.

D. Documents submitted for approval shall be clear, concise, complete, consistent and legible. All drawings shall be to scale. Samples of materials to be included in the improvement may be required of the applicant at the discretion of the Architectural Control Committee. Submittals for the approval shall be made in duplicate and the comments and actions of the Architectural Control Committee will be identically marked on both copies of said submittals. One copy will be returned to the applicant and one copy will be retained as part of the permanent records of the Committee. Each applicant shall submit to the Architectural Control Committee the following documents, materials and/or drawings:

1. Site plan indicating specific improvement and indicating lot number, street address, final grading, erosion control plan, surface drainage and sidewalks.
2. Complete construction plans, including, but not limited to, basement and upper floor plans, floor areas of each level, wall sections, stair and fireplace sections and exterior elevations clearing indicating clues or chimneys, type and extent of siding, roofing, other faces and/or veneer materials.
3. An architectural review fee of Fifty (\$50.00) Dollars per improvement plan per Living Unit will be charged. Said fee is subject to adjustment or waiver if so determined by the Architectural Control Committee. Additional review fees will be required for resubmissions of the same lot or alterations or additions to previously reviewed submittals. If construction has commenced on any lot without Architectural Control Committee approval, the review fee will be One Hundred (\$100.00) Dollars. The applicants name, address and telephone number shall appear on each set of plans submitted to the Architectural Control Committee. If applicant wishes that his plans be returned via the mail, he shall include with his submittal an additional Two (\$2.00) Dollars for postage and handling.

E. The approval or disapproval of the Architectural Control Committee as required in these Covenants, shall be in writing. Typically, approval or disapproval of the submittal shall be made

within seventy-two (72) hours. However, failure of the Architectural Control Committee to give either written approval or disapproval of submitted plans within thirty (30) days after receipt of all of the documents and the fee required above, by mailing such written approval or disapproval to the last known address of the applicant as shown on the submitted plans, shall be deemed to constitute approval of the submittal, assuming they do not otherwise violate the specific provisions of these Covenants.

ARTICLE VII

RESTRICTIONS FOR SINGLE FAMILY RESIDENTIAL DWELLINGS

A. All Lots shall be used only for single-family residential dwelling purposes and no Lot shall contain more than one (1) detached, single-family dwelling.

B. No building shall be created, altered, placed or permitted to remain on any Lot other than the one (1) detached single-family dwelling referred to above, and said dwelling shall conform to the following requirements:

<u>TYPE OF DWELLING</u>	<u>MINIMUM AREA</u>	<u>LOCATION OF AREA</u>
1) One-story house with attached garage	1,800 sq. ft.	On the main floor, exclusive of garage area (garage must be approximately at the same level as the main floor).
2) One-story house with basement garage	2,000 sq. ft.	On the main floor.
3) One and one-half and two story houses	2,000 sq. ft.	Total area above the basement level, and 1,100 sq. ft. minimum area on the main floor.
4) Split entry (bi-level house)	2,000 sq. ft.	On the main floor.
5) Tri-level (split level house)	2,200 sq. ft.	Total area above grade.

C. For the purposes of these restrictions, two-story height shall, when the basement is exposed above finish grade, be measured from the basement ceiling on the exposed side(s) to the eave of the structure on the same side(s). Area means finished habitable space, measured to the exterior of the enclosing walls, and does not include porches, stoopes, breezeways, courtyards, patios, decks, basements, garages or carports. The maximum height of the dwelling shall be two (2) stories. The basement is not considered

a story even if it is one hundred (100%) percent above grade on one side, and essentially below grade on the other three (3) sides. All dwellings shall have an attached, enclosed, side-by-side, two (2) car garage minimum, which must contain an area of at least four hundred (400) square feet.

D. All buildings will be located at least twenty-five (25) feet from the front lot line, at least five (5) feet from the side lot lines and at least twenty-five (25) feet from the rear lot line. On corner lots, either street side may be designated by the owner as the front, and either non-street side as the rear, for purposes of determining compliance herewith, but buildings must be at least seventeen and one-half (17.5) feet from the other street side lot line. For purposes of this restriction, eaves, open slab-on-grade patios and steps shall not be considered part of the building. The sidelot restrictions imposed herein shall not apply to the common boundary line of two (2) Lots which is improved with a single Living Unit.

E. Exposed portions of the foundation on the front of each dwelling are to be covered with clay-fired brick or stone even if a portion of those exposed foundations may be perpendicular, or nearly so, to the affronting street. Exposed portions of the foundation on the side of each dwelling facing the street, when said dwelling is located on a corner lot are to be similarly covered with clay-fired brick or stone. Exposed portions of the foundation on the sides and rear not facing a street of a dwelling located on a corner lot and the exposed portion of the foundation on the sides and rear of every other dwelling shall be covered with clay-fired brick, stone, siding or shall be painted.

F. All fireplace flues, chimneys or chases shall be faced with clay-fired brick or stone. No imitation brick or imitation, simulated or non-natural stone building products shall be used.

G. The parts of all pre-fabricated metal furnace flues that protrude from the roof of a dwelling must be painted and no furnace flue may protrude more than five (5') feet from the roof of the dwelling, as measured from the top cap of the flue to the point from which the flue emerges from the roof. In the event that a dwelling is constructed without a fireplace, the furnace flue must then be faced with clay-fired brick or stone above roof level. All furnace flues must be located on the rear side of the roof ridge.

H. No fences may be built forward of the rear-most wall of the house and, under no circumstances, closer to any adjoining street than the property line. Fences must be constructed only of wood, decorative iron, brick or stone and are subject to the approval of the Architectural Control Committee referred to above. Wire or chain-link fences, temporary or permanent barbed wire, electrified, and/or snow fences shall not be permitted. No structure of a temporary character, trailer, basement, tent, shack, barn or other out building shall be erected on said lot or used as a residence, temporarily or permanently. No prefabricated or factory built

house or residential dwelling built elsewhere shall be moved onto or assembled on any of the lots. No full or partial subterranean dwellings or log houses shall be constructed or erected on any lot. No dwelling shall be moved from outside or the Properties onto any of said lots.

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

J. Vegetable gardens and rock gardens shall be permitted only if maintained in the designated rear yard of any lot, behind the dwelling on said Lot. Further, vegetable gardens and rock gardens must be approved by the Architectural Control Committee.

K. No residential dwelling shall be occupied by any person as a dwelling for such person until the construction of such dwelling has been completed, except for minor finish details as determined and approved by the Architectural Control Committee.

L. All driveways shall be constructed of concrete or brick. Asphaltic concrete is not allowed.

M. None of said lots shall be subdivided, split or in any manner combined with any other lot or portion of any other lot, unless any and all resulting parcels shall contain at least as much area as the smallest of the lots used in assembling the resulting parcel.

N. The front, side and rear yards of all lots shall be sodded, and two (2) trees, each not less than two (2) caliper inches in diameter shall be planted in the front yard of each residence. All yards shall be sodded and the trees planted within one (1) year from the date the foundation for the residence on the lot was completed.

ARTICLE VIII

INSURANCE

Section 1. Public Liability. The Homeowners Association shall obtain and maintain in effect public liability insurance in such amounts as determined by the Board, but in no event less than \$500,000.00/\$1,000,000.00 covering the Common Properties with the Homeowners Association, Patiohomes Association, their respective Boards of Directors, employees and agents as insureds.

Section 2. Additional Insurance. Each of the Associations shall also obtain and maintain workmen's compensation insurance coverage for its employees, if any, and such other types and kinds of insurance coverage as are deemed necessary or advisable by the Boards of Directors of the respective Associations.

Section 3. Payment for Insurance. The cost of the public liability insurance coverage and workmen's compensation insurance, if any, shall be deemed a common expense and shall be included as a part of the interim and annual assessments as hereinabove provided in Article IV. The cost of any other insurance, obtained pursuant to Section 2 above, shall be paid in such manner and at such times as is determined by the Boards of Directors of the respective Associations.

Section 4. Liability of Board. The Boards of Directors of the Associations shall not be liable to any party upon the amount of insurance coverage obtained, the settlement of an insurance claim, nor, the application of the insurance proceeds, except in the event of loss arising from its gross negligence or willful misconduct.

ARTICLE IX

EASEMENTS

The Properties are, and shall perpetually be, unless any are terminated, subject to all and each of the following easements for common use, construction, maintenance, support, repair, recreational and other access, private and public sewer and utility line construction and service and roadway easements.

Section 1. Utility Easement. Declarants hereby reserve unto itself and grants to the Homeowners Association, Northwestern Bell Telephone Company, Metropolitan Utilities District, Omaha Public Power District, City of Omaha, Nebraska, and any company which has been granted a franchise to provide a cable television system, their successors and assigns, a perpetual easement, together with rights of egress, ingress and other access thereto, for purposes of constructing, installing, maintaining, operating, renewing or repairing their respective private sewer, telephone, water, electric, public sewer or other utility conduits, lines or other facilities in and under the Common Properties, and each Lot, as confined to non-interference with any driveway, sidewalk or structural element of any Living Unit on any Lot. While the utility easement granted herein is a blanket easement, the easement shall not, nor is it intended to, interfere with the orderly development of each Lot, and the grantees of the above described easement agree to use only so much of the easement as is necessary for their purposes, in order to maximize the buildable area of each Lot. The grantees of the above described easement agree that subsequent to the construction of their respective improvements on The Properties, they shall reduce said blanket utility easement to a specific metes and bounds easement setting forth the actual amount of the property used for said improvements, and all Owners hereby covenant and agree to cooperate with the reduction of the blanket utility easement to a specific metes and bounds utility easement. Each such grantee, by acceptance or use of this easement right, shall for any purposes hereunder to the original contour thereof as near as may be possible and to repair or replace the surface of any lawns, streets, parking areas or driveways which may have been disturbed for any

purpose hereunder as near as may be possible to their original condition. Said restoration, repair or replacement shall be performed as soon as may be reasonably possible to do so.

Section 2. Roadway Easement. Declarants hereby reserve unto itself and grants to the Homeowners Association, their successors and assigns, a perpetual easement, together with rights of egress, ingress and other access thereto, for the purposes of constructing, maintaining, repairing and reconstructing roadways, private streets and parking areas, over, under and upon the Common Properties and each Lot, as confined to non-interference with any structural elements of any Living Unit and for the further purpose of pedestrian traffic. While the easement granted herein is a blanket easement, the easement shall not, nor is it intended to, interfere with the orderly development of each Lot, and the grantees of the above described easement agree to use only so much of the easement as is necessary for their purposes in order to maximize the buildable area of each Lot. Provided, however, that subsequent to the initial construction of the roadways, private streets and parking areas of The Properties, the Homeowners Association and the Declarant hereby agree to reduce said blanket easement to a specific metes and bounds easement setting forth the actual amount of The Properties used for said roadways, private streets and parking areas, and all Owners hereby covenant and agree to cooperate with reduction of the blanket easement to a specific metes and bounds easement. Declarant hereby reserves unto itself and grants to each member of the Associations, Owner, contract purchaser and lessee (while in possession of any Living Unit in The Properties) their families, guests, employees, agents and invitees, an easement for access, ingress, egress, use and enjoyment upon and over each such roadway, private street and parking area as necessary to travel to and from each Lot and the Common Properties; provided, however, that such use does not interfere with an Owner's use and enjoyment of his Living Unit.

Section 3. Maintenance Easement. Declarants hereby reserve unto itself and grants to the Patiohomes Association, their successors and assigns, a general easement, together with rights of egress, ingress and other access thereto, for purposes of cultivating, cutting, installing, maintaining, mowing, planting, raking, renewing, trimming or otherwise caring for grass, lawns, shrubs, trees or other decorative or landscaping vegetation and for purposes of maintaining, repairing, restoring or otherwise preserving any driveway or sidewalk, including the removal of ice, mud, snow or other debris, in, over and upon all parts of each Lot not occupied or used for a Living Unit.

Section 4. Support and Encroachment Easement. If any portion of the Common Properties encroaches upon a Lot or Living Unit or if any Living Unit encroaches upon the Common Properties as a result of construction, reconstruction, repair, shifting, settlement or movement of any portion of The Properties, a valid easement for the encroachment and for the maintenance of the same shall exist so long as such encroachment exists.

Each Owner or contract purchaser of each Lot shall have a general easement, together with rights of ingress, egress and other access thereto, for purposes of building, constructing and otherwise maintaining all approved or permitted common foundations, roofs or walls, fences, gates, patios, party walls or other structural elements of a single family clustered residence on adjoining Lots or to encroach or project not more than five (5) feet in, over or upon any part of any abutting Lot.

ARTICLE IX

GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the appropriate Association, or the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded, and shall be automatically renewed and extended for successive periods of ten (10) years each unless this Declaration has been amended as hereinafter provided.

Section 2. Amendments. This Declaration may be amended, at any time, by an instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots covered by this Declaration.

Section 3. Notices. Any notice required to be sent to any Member, Owner or mortgagee under the provisions of this Declaration shall be deemed to have been properly sent when mailed by the regular United States mail, first class postage prepaid, to the last known address of the person who appears as Member or Owner on the records of the Associations at the time of such mailing, provided, that it shall be the sole responsibility of each contract purchaser and mortgagee to notify the Associations, in writing, of its interest in a Lot prior to the responsibility arising in the Associations to notify said contract purchaser or mortgagee as required under any of the provisions herein established. In the absence of such notice, the Association shall be free from any liability or responsibility to such party or parties arising by reason or performing its duties hereunder.

Section 4. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants, and failure by the Associations or any Owner to enforce any covenant or restriction therein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 5. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain

in full force and effect.

IN WITNESS WHEREOF, the Declarants have caused these presents to be executed this 6th day of ~~August~~, 1990.
December

WEST FAIRACRES PLACE JOINT VENTURE, a Nebraska Partnership,

By: First Omaha Corporation,
General Partner, By Resolution
Trust Corporation as Receiver for
Heritage Federal Savings Bank of
Omaha, its Parent Corporation and
Successor-in-Interest,

By: Harry Shearer
Harry Shearer
Specialist in Charge

Bruce A. Buehler M.D.
Bruce A. Buehler

Jean E. Buehler
Jean E. Buehler

Thomas F. Dolnicek
Thomas F. Dolnicek

Julie Ford
Julie Ford

Jean E. Andersen
Jean E. Andersen

Benjamin Graber
Benjamin Graber

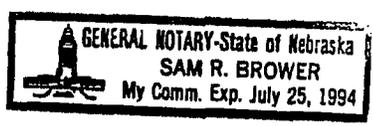
Cynthia D. Graber
Cynthia D. Graber

Francis J. Jelzensberger
Francis J. Jelzensberger

STATE OF NEBRASKA)
)
) SS.
COUNTY OF DOUGLAS)

On this 6th day of December, 1990, before me, a Notary Public for said County, personally appeared Thomas F. Dolnicek and Julie Ford, husband and wife, known to me to the persons whose names are subscribed to the foregoing Amended Declaration of Covenants, Conditions, Restrictions and Easements for West Fairacres Village, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal this 6th day of December, 1990.

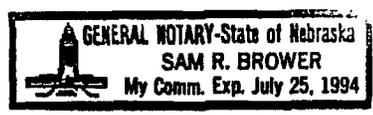


Sam R Brower
Notary Public

STATE OF NEBRASKA)
)
) SS.
COUNTY OF DOUGLAS)

On this 6th day of December, 1990, before me, a Notary Public for said County, personally appeared Jean E. Andersen, a single person, known to me to the person whose name is subscribed to the foregoing Amended Declaration of Covenants, Conditions, Restrictions and Easements for West Fairacres Village, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal this 6th day of December, 1990.



Sam R Brower
Notary Public

STATE OF NEBRASKA)
)
) SS.
COUNTY OF DOUGLAS)

On this 6th day of December, 1990, before me, a Notary Public for said County, personally appeared Benjamin Graber and Cynthia D. Graber, husband and wife, known to me to the persons whose names are subscribed to the foregoing Amended Declaration of Covenants, Conditions, Restrictions and Easements for West Fairacres Village, and acknowledged that they executed the same for the purposes therein contained.

BOOK 1025 PAGE 585

RECEIVED

AMENDMENT TO
AMENDED DECLARATION
OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR WEST FAIRACRES VILLAGE

AUG 7 2 57 PM '92
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

The undersigned, being the owners of not less than 75% of the lots covered by the Amended Declaration of Covenants, Conditions, Restrictions and Easements for West Fairacres Village (hereinafter "the Declaration"), as recorded on December 12, 1990 at Book 947 at Page 363 in the Register of Deeds Office of Douglas County, Nebraska, do hereby agree to amend the Declaration as hereinafter provided. It is further agreed by the undersigned that the amendments to the Declaration as hereinafter provided shall become effective on the 1st day of June, 1992.

The property made subject to the amendments contained herein is as follows:

Lots 1 through 7, inclusive, 23 and 24, Outlots 1 and 2, West Fairacres Village, as surveyed, platted and recorded in Douglas County, Nebraska; Lots 1 through 8, inclusive, Outlot 1, West Fairacres Village Replat, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 34 through 62, inclusive, Outlots 3 and 4, West Fairacres Village Second Platting, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

The Declaration shall be amended to read as follows:

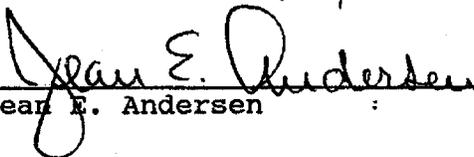
Article IV, Section 2(B) of the Declaration shall be amended to read as follows:

The assessments levied by the Patiohomes Association shall be levied and used exclusively for the purpose of maintaining the Lots and Living Units located on Lots 1 through 7, inclusive, and 23 and 24, West

Misc

maintaining the exterior building surfaces of Living Units on Lots named in this Subsection; and (d) insurance on real property and any other expenses deemed by the Patihomes Association to be common to the Lots named in this Subsection. Subsequent to May 31, 1992, each Class #2 Owner shall be solely responsible for all costs of painting, maintaining and repairing the siding, roofs and other exterior surfaces of his or her particular Living Unit. Any proposed substantive change in color or composition of such exterior surfaces from the appearance of the same on May 31, 1992 shall be conditional upon satisfaction of all procedures required by Article VI hereof.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on this 1st day of July, 1992.



Jean E. Andersen



David Baldwin



Jan Baldwin



Bruce A. Buehler



Julie K Ford

Julie Ford

[Signature]

Benjamin Graber

Cynthia D. Graber

Cynthia D. Graber

Francis J. Jelensperger

Francis J. Jelensperger

Kelly S. Jelensperger

Kelly S. Jelensperger

Jean P. Kinnick

Jean Kinnick

[Signature]

Charles G. Smith

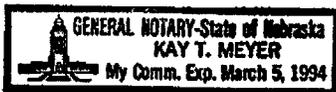
Janet White-Phelan

Janet White-Phelan

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 7 day of June, 1992, before me, a Notary Public for said County, personally appeared Jean E. Andersen, a single person, known to me to be the person whose name is subscribed to the foregoing Amendment to Amended Declaration of Covenants, Conditions, Restrictions and Easements for West Fairacres Village, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal this 7 day of June, 1992.

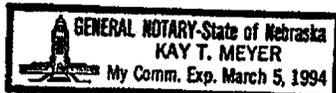


Kay T. Meyer
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 7 day of June, 1992, before me, a Notary Public for said County, personally appeared David Baldwin and Jan Baldwin, husband and wife, known to me to be the persons whose names are subscribed to the foregoing Amendment to Amended Declaration of Covenants, Conditions, Restrictions and Easements for West Fairacres Village, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal this 7 day of June, 1992.

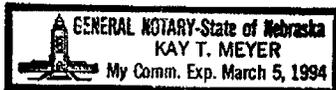


Kay T. Meyer
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 7 day of June, 1992, before me, a Notary Public for said County, personally appeared Francis J. Jelensperger and Kelly S. Jelensperger, husband and wife, known to me to be the persons whose names are subscribed to the foregoing Amendment to Amended Declaration of Covenants, Conditions, Restrictions and Easements for West Fairacres Village, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal this 7 day of June, 1992.



Kay T. Meyer
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

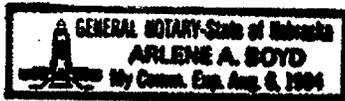
On this 21st day of July, 1992, before me, a Notary Public for said County, personally appeared Jean Kinnick, single person, known to me to be the person whose name is subscribed to the foregoing Amendment to Amended Declaration of Covenants, Conditions, Restrictions and Easements for West Fairacres Village, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal this 21st day of July, 1992.

Georgia M. Edwards
Notary Public

Fairacres Village, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal this 13th day of July, 1992.



Arlene A. Boyd
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 7 day of June, 1992, before me, a Notary Public for said County, personally appeared Janet White-Phelan, single person, known to me to be the person whose name is subscribed to the foregoing Amendment to Amended Declaration of Covenants, Conditions, Restrictions and Easements for West Fairacres Village, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal this 7 day of June, 1992.



Kay T. Meyer
Notary Public



MISC 2011098387



NOV 16 2011 09:50 P 41

Fee amount: 230.00
FB: 59-42410
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/16/2011 09:50:28.00



2011098387

filed as received

Second Amended Declaration of Covenants,
Conditions, Restrictions and Easements
for West Fairacres Village

SECOND AMENDED DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR WEST FAIRACRES VILLAGE

THIS SECOND AMENDED DECLARATION of Covenants, Conditions, Restrictions and Easements for West Fairacres Village is made, on the date hereinafter set forth, by persons signing below who collectively own 75% or more of the Lots hereafter described, hereinafter referred to as the Second Amending Declarants.

PRELIMINARY STATEMENT

By Declaration of Covenants, Conditions, Restrictions and Easements, hereinafter referred to as the First Declaration, for Lots 1 through 24, inclusive, Outlot 1 and Outlot 2, West Fairacres Village, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, dated December 2, 1985 and recorded at Book 759, Pages 95 through 105, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, West Fairacres Village Partnership, a Nebraska Joint Venture, hereinafter referred to as First Original Declarant, subjected the above described Lots and Outlots to restrictions, covenants, conditions and easements. Pursuant to Article X, Section 2, the First Declaration may be amended by an instrument signed by the Owners of not less than seventy-five (75%) percent of the Lots covered by such First Declaration.

On September 7, 1988, the West Fairacres Village Replat was recorded at Book 1834, Page 103 of the Miscellaneous records of the Register of Deeds of Douglas County, Nebraska, by which Lots 8 through 22, inclusive and Outlot 1, West Fairacres Village as surveyed, platted and recorded in Douglas County, Nebraska were replatted into Lots 1 through 8, inclusive, and Outlot 1, West Fairacres Village Replat.

FURTHER, by Declaration of Covenants, Conditions and Restrictions, hereinafter referred to as the Second Declaration, for Lots 1 through 8, inclusive, West Fairacres Village Replat and Lots 34 through 62, inclusive, West Fairacres 2nd Platting, both being subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska, dated August 2, 1988 and recorded at Book 864, Pages 663 through 673, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, West Fairacres Place Joint Venture, a Nebraska Limited Partnership, hereinafter referred to as Second Declarant subjected the above described Lots to restrictions, covenants, conditions and easements. Within the Second Declaration, Second Declarant reserved in itself, the right to unilaterally amend the Second

Declaration in any manner it should determine in its full and absolute discretion, for a period of 5 years from the date the Second Declaration was recorded.

FURTHER, by Amended Declaration of Covenants, Conditions, Restrictions and Easements, hereinafter referred to as the Amended Declaration, for Lots 1 through 7, inclusive, 23 and 24, Outlots 1 and 2, West Fairacres Village as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 1 through 8, Inclusive, Outlot 1, West Fairacres Village Replat, as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 34 through ~~62~~⁵⁴, inclusive, Outlots 3 and 4, West Fairacres Village 2nd Platting, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, dated December 12, 1990 and recorded at Book 947, Pages 363 through 383, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska, the Declarants therein subjected the above described Lots to restrictions, covenants, conditions and easements.

FURTHER, by Amendment to Amended Declaration for Lots 1 through 7, inclusive, 23 and 24, Outlots 1 and 2, West Fairacres Village as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 1 through 8, Inclusive, Outlot 1, West Fairacres Village Replat, as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 34 through 62, inclusive, Outlots 3 and 4, West Fairacres Village 2nd Platting, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, dated August 7, 1992 and recorded at Book 1025, Pages 585 through 586, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska, the Declarants therein amended the Amended Declaration.

*

W I T N E S S E T H

WHEREAS, Second Amending Declarants have the authority to amend the prior Declarations, as described above, and to cause there to be created and filed this second amended declaration of covenants, conditions, restrictions and easements relative to the following real property:

* On August 11, 1994 the West Fairacres Replat #3 was recorded at Book 1984 Page 585 of the Miscellaneous records of Douglas County, Nebraska by which Lots 55 through 59 inclusive Westfair Acres Village (2nd platting) Douglas County, Nebraska were replatted into Lots 1 through 4 inclusive West Fairacres Village Replat #3

and Lots 60-62, Westfair Acres 2nd platting

^
village

Lots 1 through 7, inclusive, 23 and 24, Outlots 1 and 2, West Fairacres Village, as surveyed, 59-42410
platted and recorded in Douglas County, Nebraska; and Lots 1 through 8, inclusive, Outlot 1, 59-42413
West Fairacres Village Replat, an addition to the City of Omaha, as surveyed, platted
and recorded in Douglas County, Nebraska; and Lots 34 through ~~62~~⁵⁴, inclusive, 59-42410
Outlots 3 and 4, West Fairacres Village 2nd Platting, an addition to the City of Omaha, as
surveyed, platted and recorded in Douglas County, Nebraska. *

WHEREAS, Amending Declarants desire to preserve on the hereinabove described real property a residential community with private streets, improvements, parks, open spaces and other common facilities for the benefit of said community; and

WHEREAS, Amending Declarants desire to provide for the preservation of the values and amenities in said community and for the maintenance of said private streets, improvements, parks, open spaces and other common facilities, and to this end, desires to subject the above-described real property to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said real property and each owner thereof; and

WHEREAS, Amending Declarants have deemed it desirable, for the efficient preservation of the values and amenities in said community, to preserve two (2) agencies to which should be delegated and assigned the powers of maintaining, administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, West Fairacres Village Homeowners Association, Inc., and the West Fairacres Village Patiohomes Association, Inc., have been incorporated under the laws of the State of Nebraska as nonprofit corporations, the purpose of which shall be to exercise the functions aforesaid.

NOW, THEREFORE, Amending Declarants hereby declare that all of the above-described property 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 said real property. The 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 above-described property, or any part thereof, and shall inure to the benefit of each owner thereof.

* On August 11, 1994 the West Fairacres Replat #3 was recorded at Book 1984 Page 585 of the Miscellaneous records of Douglas County, Nebraska by which Lots 55 through 59 inclusive Westfair Acres Village (2nd platting) Douglas County, Nebraska were replatted into Lots 1 through 4 inclusive West Fairacres Village Replat #3 59-42412

filed as is

and Lots 60-62, Westfair Acres 2nd platting 59-42410

^
village

ARTICLE I.

DEFINITIONS

Section 1. "Homeowners Association" shall mean and refer to WFV Homeowners Association, Inc., a Nebraska nonprofit corporation, its successors and assigns. Membership to the Homeowners Association shall consist exclusively of Class #1 Owners, as that term is hereinafter defined.

Section 2. "Patiohomes Association" shall mean and refer to WFV Patiohomes Association, Inc., a Nebraska nonprofit corporation, its successors and assigns. Membership to the Patiohomes Association shall consist exclusively of Class #2 Owners, as that term is hereinafter defined.

Section 3. "Common Properties" shall mean and refer to Outlot 1 of West Fairacres Village Replat, Outlots 1 and 2 of West Fairacres Village, and Outlots 3 and 4 of West Fairacres Village (2nd Platting), as surveyed, platted and recorded in Douglas County, Nebraska. The Common Properties shall be devoted to the exclusive common use and enjoyment of the Owners of the Properties, as those terms are hereinafter defined.

Section 4. "Living Unit" shall mean and refer to any building situation upon The Properties, as hereinafter defined, designated and intended for the use and occupancy as a residence by a single family.

Section 5.

(A) "Lot" shall mean and refer to any parcel of land, whether all or a portion of any platted lot shown upon any recorded map or plat of The Properties, as hereinafter defined, upon which a Living Unit shall be built or is proposed to be built, with the exception of the "Common Properties", as heretofore defined. The Lots subject to this Declaration are Lots 1 through 7, inclusive, 23 and 24, West Fairacres Village, Lots 1 through 8, inclusive, West Fairacres Village Replat and Lots 34 through 62, inclusive, West Fairacres Village 2nd Platting, each a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

(B) "Undeveloped Lot" shall mean any Lot on which there has been built no Living Unit. Further, Lots on which Living Units have been built shall be considered Undeveloped Lots until such time as the Living Unit is first occupied by an Owner, or any other(s) authorized by the Owner to occupy said Living Unit.

(C) "Developed Lot" shall mean any Lot on which there has been a Living Unit that was once occupied by an Owner, or any other(s) authorized by the Owner to occupy the Living Unit.

Section 6. "Member" shall mean and refer to every person or entity who holds membership in the Associations hereinabove referred to.

Section 7.

(A) "Class #1 Owner" shall mean and refer to the record Owner, whether one or more persons or entities of a fee simple title to all or any part, parcel or portion of a platted Lot which is a part of The Properties, as those terms are herein defined, including contract sellers, but notwithstanding any applicable theory of mortgage, shall not mean or refer to the mortgagees unless and until such mortgagee has acquired fee simple title pursuant to foreclosure or any proceeding in lieu of foreclosure. Further, Class #1 Owner shall not mean those having an interest in all or any part, parcel or portion of a platted Lot as security for the performance of an obligation.

(B) "Class #2 Owner" shall mean and refer to the record owner, whether one or more persons or entities of a fee simple title to all or part, parcel or portion of Lots 1 through 7, inclusive, 23 and 24, West Fairacres Village (not to be confused with Lots 1 through 8, inclusive, West Fairacres Village Replat), including contract sellers, but notwithstanding any applicable theory of mortgage, shall not mean or refer to the mortgagees unless and until such mortgagee has acquired fee simple title pursuant to foreclosure or any proceeding in lieu of foreclosure. Further, Class #2 Owner shall not mean those having an interest in all or any part, parcel, or portion of a platted Lot as security for the performance of an obligation. It is the intention of Declarants that Class #1 Owner and Class #2 Owner, as defined herein, shall not be interpreted as being mutually exclusive terms, i.e., it is intended that Class #2 Owners shall also be Class #1 Owners.

Section 8. "The Properties" shall mean and refer to all such properties as are subject to this Declaration, which shall consist of Lots 1 through 7, inclusive, 23 and 24, Outlots 1 and 2, West Fairacres Village, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 1 through 8, inclusive, Out- lot 1, West Fairacres Village Replat, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 34 through 62, inclusive, Outlots 3 and 4, West Fairacres Village 2nd Platting, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

ARTICLE II.

PROPERTY RIGHTS IN THE COMMONPROPERTY

Section 1. Owners' Easements of Enjoyment. Every Owner and/or Member of the Homeowners Association shall have a right and easement of enjoyment in and to the Common Properties which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- A. The right of the Homeowners Association to suspend the voting rights and rights to the use of the Common Properties by an Owner for any period during which any assessment against his Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.
- B. The right of the Homeowners Association to dedicate or transfer all or any part of the Common Properties, subject to any then existing ingress and egress requirements in connection therewith, to any public agency, nonprofit corporation (to use for purposes similar to those for which the Association was formed), authority or utility for such purposes and subject to such conditions as may be agreed to by the Homeowners Association and by persons holding mortgages on any portion of the Common Properties.
- C. The right of the Homeowners Association to limit the number of guests of Owners on recreational facilities located on the Common Properties.

- D. The right of the Homeowners Association to borrow money for the purpose of improving the Common Properties and facilities and in aid thereof to mortgage said Common Properties and facilities, which mortgage shall be subordinate to the rights of the Owners hereunder.
- E. The right of the Homeowners Association to charge reasonable admission and other fees for the use of the recreational facilities on the Common Properties by Members and by guests of Members.
- F. The right of the Homeowners Association, through its Board of Directors, to pass and amend, from time to time, rules and regulations governing the use of certain parts or all of the Common Properties for the welfare and common good of all Owners within the Properties.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws of the Homeowners Association, his right of enjoyment of the Common Properties and facilities, together with any other right, license, privilege or easement conferred upon such Owner by this Declaration, to the members of his family, his tenants, guests or contract purchasers who reside in his Living Unit.

ARTICLE III.

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATIONS

Section 1. Membership. Every Class #1 Owner shall be a member of the Homeowners Association Every Class #2 Owner shall also be a member of the Patiohomes Association. Membership in the Homeowners Association and the Patiohomes Association shall be appurtenant to and may not be separated from ownership of any Lot within the Properties.

Section 2. Classes of Voting Membership. Both of the Associations shall have such classes of membership as are provided for in their By-Laws, as from time to time amended.

ARTICLE IV.

COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation for Assessments. Each Class #1 Owner and each Class #2 Owner, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay the following to the Association(s) of which said Owner is a member: (a) interim assessments or charges; (b) annual assessments or charges; and (c) special assessments; all of such assessments or charges to be established and

collected as provided in the By-Laws of the respective Associations, as from time to time amended. The interim, annual and special assessments or charges, together with interest, costs and reasonable attorneys' fees, shall be a charge on the Lot and shall be a continuing lien upon said Lot against which such assessment is made. All subsequent purchase shall take title to the Lot subject to said lien and shall be bound to inquire to the respective Associations as to the amount of any unpaid assessments. Each such assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due.

Section 2. Purpose of Assessment.

(A) The assessments levied by the Homeowners Association shall be used exclusively for the purpose of maintaining The Common Properties and promoting the health, safety, welfare and recreation of the residents of The Properties, and in particular, interim and annual assessments levied by the Homeowners Association shall be used for: (a) the maintenance and repair of the Common Properties; (b) the maintenance and repair of parking areas; (c) the care, maintenance and repair of the roadway easements, as hereinafter defined, and private streets over which the Association has an easement; (d) snow removal from the private streets; (e) the care and maintenance of the private sanitary and storm sewer systems excluding, however, lines connecting Living Units to the sanitary and storm sewer systems; (f) providing insurance coverage upon the Common Properties, as hereinafter set forth; and (g) maintenance of electronic street gates; (h) maintenance and repair of swimming pool located on Common Property; (i) maintenance and repair of street lights and (j) any other expenses deemed to be common by the Homeowners Association.

(B) The assessments levied by the Patiohomes Association shall be used exclusively for the purpose of maintaining the Lots and Living Units located on Lots 1 through 7, and 23 and 24, West Fairacres Village, a Subdivision, as surveyed, platted and recorded in Douglas County Nebraska. Said maintenance of Lots and dwellings by the Patiohomes Association shall include (a) the care and maintenance of lawns and yards on the Lots named in this Subsection, excluding however, any enclosed or fenced-in areas thereon; (b) snow removal from and salting of driveways and sidewalks on Lots named in this Subsection; and (c) any other expenses approved by the Patiohomes Association.

Section 3. Proof of Payment. The Associations shall, upon demand and upon payment of a

reasonable charge, furnish a certificate signed by an officer of the respective Association setting forth the amount of the unpaid assessments, if any, with respect to a subject Lot, the amount of the current periodic assessment and the date that such assessment becomes due and/or delinquent, any penalty due, and any credit for advance payments or for prepaid items, which statement shall be conclusive upon the Association which issued it in favor of all persons who rely thereon in good faith.

Section 4. Effect of Nonpayment of Assessment; Personal Obligation of the Owner; Liens; Remedies of the Associations. If any assessment chargeable to a Lot, or any installment thereof, is not paid on the date when due, then such assessment, together with interest thereon and costs of collection thereof as hereinafter provided, shall thereupon become a lien on such Lot superior to all other liens and encumbrances, except liens for taxes, special assessments and first mortgages. Any delinquent assessment or installment thereof not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate of interest at which individuals may contract in the State of Nebraska as determined from time to time. In the event the unpaid assessment is an installment of an annual assessment, the Association which levied such assessment may, after such thirty (30) day period and during the continuance of the default, declare all remaining installments of said annual assessment immediately due and payable, at its option. The Association which levied the assessment may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Lot, and there shall be added to the amount of such assessment, the cost or preparing and filing the complaint in such action, and in the event judgment is obtained, such judgment shall include interest on the assessment as above provided, and a reasonable attorneys' fee, together with the cost of the action. No owner may waive or otherwise escape the liability for the assessments provided for herein by non-use of the Common Properties or abandonment of his Lot. The mortgagee of the subject Lot shall have the right to cure any delinquency of an Owner by payment of all sums due, together with interest, costs and fees. The Association which levied the assessment shall assign to such mortgagee all of its rights with respect to such lien and rights of foreclosure to the mortgages.

Section 5. Transfer of Lots by Sale or Foreclosure. Sale or transfer of any Lot shall not affect the assessment lien. Provided, however, the sale or transfer of any Lot pursuant to judicial foreclosure of a first mortgage or deed of trust shall extinguish the lien of such assessment as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V.

COMMON SCHEME RESTRICTIONS

The following restrictions are imposed as a common scheme upon The Properties for the benefit of each Lot and the Common Properties which comprise The Properties, and may be enforced by any Owner of a Lot that is subject to this Declaration or the Patio- homes Association.

A. No Lot shall be used except for single family residential purposes.

B. No noxious or offensive activity shall be carried on upon The Properties, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. Home occupations, as defined in the zoning code of the Municipal Code of the City of Omaha, shall be permitted to take place within any of the Living Units.

C. No structure of a temporary character, trailer, basement, tent, shack, barn or other out building shall be erected upon any Lot or used at any time as a residence, either temporarily or permanently.

D. There has been created a water drainage plan by grading The Properties and installing improvements and easements for storm drainage in accordance with accepted engineering principles. No building shall be placed, nor any Lot graded, to interfere with such water drainage plan nor cause damage to the Common Properties, any Lot or any Living Unit situated on any Lot.

E. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on The Properties. No animals, livestock, fowl or poultry of any kind shall be raised, bred, or kept on The Properties, except that dogs, cats or other household pets maintained within the Living Unit may be kept, provided that they are not kept, bred or maintained for any commercial purpose that the total number of dogs and cats kept within a Living Unit on any Lot shall not exceed the number allowed by the Municipal Code of the City of Omaha and that they are kept confined within the Living Unit or any fenced in or enclosed area attached to the Living Unit of their owner and are not permitted to run loose outside the Living Unit of the Owner. No animals may be sheltered or tethered outside the Living Units of their Owners overnight.

F. Any Owner of either an Undeveloped Lot or a Developed Lot shall cause its Lot to be regularly mowed and shall not permit vegetation and plant-life, exclusive of vegetation and plant-life approved by the Architectural Committee, to exceed levels of growth as established by the Homeowners Association. No unused building material, junk or rubbish shall be left exposed on the Properties except during actual building construction. During actual building construction, the Owner of a Lot on which actual construction is taking place shall cause the Lot and building materials to be kept in good order. Good order contemplates, but shall not be expressly limited to, the daily placement of debris and scrap building materials into an appropriate trash container, the regular removal and replacement of trash containers which have been filled to capacity and the removal of mud and other debris from Common Properties. In the event that during actual construction the Owner of a Lot on which actual construction is taking place fails to maintain its Lot in good order, the Board of Directors of the Homeowners Association shall be permitted to cause the Lot to be brought into good order and to assess the Lot Owner for the cost of thereof.

G. No incinerator or trash burner shall be permitted on The Properties. No clothesline shall be permitted

outside any Living Unit at any time.

H. No boat, camping trailer, van-type campers, auto-drawn trailer of any kind, mobile home, snowmobile or other self-propelled vehicle shall be stored outside of the garages of the Living Units at any time. For purposes of the preceding provision, "stored outside of the garage" shall mean, parking the vehicle or trailer over night on the driveway, or any other part of the Lot upon which the Living Unit is situated, outside of the garage, for three (3) or more consecutive days. All repair work on automobiles, boats, camping trailers, van-type campers, auto-drawn trailers or any kind, mobile homes, motorcycles, snowmobiles or other self-propelled vehicles must be done in the garage.

I. 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 one real estate "For Sale" sign of a size no greater than four (4) square feet shall be permitted in the yard of a Living Unit which is being actively marketed for sale.

J.. No fence may be erected in the front yard of a Living Unit.

K.. No television or radio antenna including, but not limited to, satellite dish type antennas, shall be built, erected, placed or otherwise maintained or permitted to remain on any Lot without the express written approval of the Homeowners Association.

L. No use shall be made of The Properties which will in any manner violate the statutes, rules or regulations of any governmental authority having jurisdiction over The Properties.

M. No Owner shall place any structure whatsoever upon the Common Properties, nor shall any Owner engage in any activity which will temporarily or permanently deny free access to any part of the Common Properties to the Owners.

N. No Living Unit shall be rented or leased for transient or hotel purposes which, for the purpose of this Declaration, shall mean for any period of time less than thirty (30) days. Subject to the foregoing restriction, each Owner shall have the absolute right to lease his Living Unit, provided that the Lease therefore is in writing and is in all respects subject to the covenants, conditions, restrictions and limitations provided in this Declaration and in the By-Laws of the Homeowners Association and Patiohomes Association, if applicable.

O. The use of the Properties shall be subject to such additional rules and regulations as may be adopted

from time to time by the Homeowners Association.

ARTICLE VI.

ARCHITECTURAL CONTROL

A. The Board of Directors of the Homeowners Association shall serve as the Architectural Control Committee.

The Architectural Control Committee shall have the powers and be subject to the procedural requirements set forth below, provided, however that all items presently situated on Developed Lots and which would otherwise be subject to the approval of the Architectural Control Committee shall be deemed constructively approved thereby.

B. No dwelling, fence, other than perimeter fences, driveway, patio cover or enclosure, deck, , gazebo, tree house, swimming pool, tennis court, television or radio antenna, satellite dishes, , solar collecting panels or equipment, , wind-generating power equipment, tool sheds, or other external improvements, above or below the surface of the ground shall be built, erected, placed, altered or otherwise maintained or permitted to remain on any Lot, nor shall any grading or excavation be commenced without the express prior approval of the Architectural Control Committee, or its permission by implied approval procured in the manner set forth below.

C. The Homeowners Association, through its Architectural Control Committee, shall consider general appearance, exterior color or colors, architectural character, harmony of external design and location in relation to surroundings, topography, location within the lot boundary lines, quality of construction, size and suitability for residential purposes as part of its review procedure. Only exterior colors of certain hues will be acceptable. Earthtone and soft-tone hues are encouraged. Bright, gaudy, intense colors will be rejected. Similar designs, forms, plans, styles or motifs will be considered repetitive if they are not separated by at least three adjacent lots regardless of orientation. Superficial, cosmetic or minor architectural detail differences in like designs will not constitute a basis for approval. The Architectural Control Committee specifically reserves the right to deny permission to construct or place any of the above-mentioned improvements which it determines will not conform to the general character, plan and outline for the development of the Properties.

D. Documents submitted for approval shall be clear, concise, complete, consistent and legible. All drawings shall be to scale. Samples of materials to be included in the improvement may be required of the applicant at the discretion of the Architectural Control Committee. Submittals for the approval shall be made in duplicate and the comments and

actions of the Architectural Control Committee will be identically marked on both copies of said submittals. Each applicant shall submit to the Architectural Control Committee the following documents, materials and/or drawings:

1. Site plan indicating specific improvement and indicating lot number, street address, final grading, erosion control plan, surface drainage and sidewalks.
2. Complete construction plans, including, but not limited to, basement and upper floor plans, floor areas of each level, wall sections, stair and fireplace sections and exterior elevations clearly indicating clues or chimneys, type and extent of siding, roofing, other faces and/or veneer materials.

E. The approval or disapproval of the Architectural Control Committee as required in these Covenants, shall be in writing. Typically, approval or disapproval of the submittal shall be made within seventy-two (72) hours. However, failure of the Architectural Control Committee to give either written approval or disapproval of submitted plans within thirty (30) days after receipt of all of the documents and the fee required above, by mailing such written approval or disapproval to the last known address of the applicant as shown on the submitted plans, shall be deemed to constitute approval of the submittal, assuming they do not otherwise violate the specific provisions of these Covenants.

ARTICLE VII.

RESTRICTIONS FOR SINGLE FAMILY RESIDENTIAL DWELLINGS

A. All Lots shall be used only for single-family residential dwelling purposes and no Lot shall contain more than one (1) detached, single-family dwelling.

B. No building shall be created, altered, placed or permitted to remain on any Lot other than the one (1) detached single-family dwelling referred to above, and said dwelling shall conform to the following requirements:

<u>TYPE OF DWELLING</u>	<u>MINIMUM AREA</u>	<u>LOCATION OF AREA</u>
1. One-story house with attached garage	1,800 sq. ft.	On the main floor, exclusive of garage area (garage must be approximately at the same level as the main floor).
2. One-story house with basement garage	2,000 sq. ft.	On the main floor.
3. One and one-half and two-story houses	2,000 sq. ft.	Total area above the basement level, and 1,100 sq. ft. minimum area on the

4. Split entry (bi-level house)	2,000 sq. ft.	main floor. On the main floor.
5. Tri-level (split-level house)	2,200 sq. ft.	Total area above grade.

C. For the purposes of these restrictions, two-story height shall, when the basement is exposed above finish grade, be measured from the basement ceiling on the exposed side(s) to the eave of the structure on the same side(s). Area means finished habitable space, measured to the exterior of the enclosing walls, and does not include porches, stoops, breezeways, courtyards, patios, decks, basements, garages or carports. The maximum height of the dwelling shall be two (2) stories. The basement is not considered a story even if it is one hundred (100%) percent above grade on one side, and essentially below grade on the other three (3) sides. All dwellings shall have an attached, enclosed, side-by-side, two (2) car garage minimum, which must contain an area of at least four hundred (400) square feet.

D. All buildings will comply with the zoning requirements of the Municipal Code of the City of Omaha.

E. Exposed portions of the foundation on the front of each dwelling are to be covered with clay-fired brick or stone even if a portion of those exposed foundations may be perpendicular, or nearly so, to the affronting street. Exposed portions of the foundation on the side of each dwelling facing the street, when said dwelling is located on a corner lot are to be similarly covered with clay-fired brick or stone. Exposed portions of the foundation on the sides and rear not facing a street of a dwelling located on a corner lot and the exposed portion of the foundation on the sides and rear of every other dwelling shall be covered with clay-fired brick, stone, siding or shall be painted.

F. All fireplace flues, chimneys or chases shall be faced with brick or stone.

G. The parts of all pre-fabricated metal furnace flues that protrude from the roof of a dwelling must be painted and no furnace flue may protrude more than five (5') feet from the roof of the dwelling, as measured from the top cap of the flue to the point from which the flue emerges from the roof. All furnace flues must be located on the rear side of the roof ridge.

H. No fences may be built forward of the rear-most wall of the house and, under no circumstances, closer to any adjoining street than the property line. Fences shall be subject to the approval of the Architectural Control Committee. No structure of a temporary character, trailer, basement, tent, shack, barn or other out building shall be erected on said lot or used as a residence, temporarily or permanently. No prefabricated or factory built house or residential dwelling built elsewhere shall be moved onto or assembled on any of the lots. No full or partial subterranean dwellings or log houses shall be constructed or erected on any lot. No dwelling shall be moved from outside or the Properties onto any of said lots.

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

J. Vegetable gardens shall be permitted only if maintained in the designated rear yard of any lot, behind the dwelling on said Lot.

K. No residential dwelling shall be occupied by any person as a dwelling for such person until the construction of such dwelling has been completed, except for minor finish details as determined and approved by the Architectural Control Committee.

L. All driveways shall be constructed of concrete or brick. Asphaltic concrete is not allowed.

M. All buildings shall be roofed using one of the following roofing materials: Wood shakes or wood shingles, architectural grade laminate roofing shingles with a minimum weight of 350 pounds per 100 square feet, natural slate, man made tiles, or metal roofing made to look like shakes or tiles. All roofing replacement projects except for identical replacements must be approved by the Architectural Control Committee. ARTICLE VIII.

INSURANCE

Section 1. Public Liability. The Homeowners Association shall obtain and maintain in effect public liability insurance in such amounts as determined by the Board, but in no event less than \$500,000.00/\$1,000,000.00 covering the Common Properties with the Homeowners Association, Patiohomes Association, their respective Boards of Directors, employees and agents as insureds.

Section 2. Additional Insurance. Each of the Associations shall also obtain and maintain workmen's compensation insurance coverage for its employees, if any, and such other types and kinds of insurance coverage as are deemed necessary or advisable by the Boards of Directors of the respective Associations.

Section 3. Payment for Insurance. The cost of the public liability insurance coverage and workmen's compensation insurance, if any, shall be deemed a common expense and shall be included as a part of the interim and annual assessments as hereinabove provided in Article IV. The cost of any other insurance, obtained pursuant to Section 2 above, shall be paid in such manner and at such times as is determined by the Boards of Directors of the respective Associations.

Section 4. Liability of Board. The Boards of Directors of the Associations shall not be liable to any party upon the amount of insurance coverage obtained, the settlement of an insurance claim, nor, the application of the insurance proceeds, except in the event of loss arising from its gross negligence or willful misconduct.

ARTICLE IX.

EASEMENTS

The Properties are, and shall perpetually be, unless any are terminated, subject to all and each of the following easements for common use, construction, maintenance, support, repair, recreational and other access, private and public sewer and utility line construction and service and roadway easements.

Section 1. Utility Easement. Declarants hereby reserve unto itself and grants to the Homeowners Association, Northwestern Bell Telephone Company, Metropolitan Utilities District, Omaha Public Power District, City of Omaha, Nebraska, and any company which has been granted a franchise to provide a cable television system, their successors and assigns, a perpetual easement, together with rights of egress, ingress and other access thereto, for purposes of constructing, installing, maintaining, operating, renewing or repairing their respective private sewer, telephone, water, electric, public sewer or other utility conduits, lines or other facilities in and under the Common Properties, and each Lot, as confined to non-interference with any driveway, sidewalk or structural element of any Living Unit on any Lot. While the utility easement granted herein is a blanket easement, the easement shall not, nor is it intended to, interfere with the orderly development of each Lot, and the grantees of the above described easement agree to use only so much of the easement as is necessary for their purposes, in order to maximize the buildable area of each Lot. The grantees of the above described easement agree that subsequent to the construction of their respective improvements on The Properties, they shall reduce said blanket utility easement to a specific metes and bounds easement setting forth the actual amount of the property used for said improvements, and all Owners hereby covenant and agree to cooperate with the reduction of the blanket utility easement to a specific metes and bounds utility easement. Each such grantee, by acceptance or use of this easement right, shall for any purposes hereunder to the original contour thereof as near as may be possible and to repair or replace the surface of any lawns, streets, parking areas or driveways which may have been disturbed for any purpose hereunder as near as may be possible to their original condition. Said restoration, repair or replacement shall be performed as soon as may be reasonably possible to do so.

Section 2. Roadway Easement. Declarants hereby reserve unto itself and grants to the Homeowners Association, their successors and assigns, a perpetual easement, together with rights of egress, ingress and other access thereto, for the purposes of constructing, maintaining, repairing and reconstructing roadways, private streets and parking areas, over, under and upon the Common Properties and each Lot, as confined to non-interference with any structural elements of any Living Unit and for the further purpose of pedestrian traffic. While the easement granted herein is a blanket easement, the easement shall not, nor is it intended to, interfere with the orderly development of each Lot, and the grantees of the above described easement agree to use only so much of the easement as is necessary for their purposes in order to maximize the buildable area of each Lot. Provided, however, that subsequent to the initial construction of the roadways, private

streets and parking areas of The Properties, the Homeowners Association and the Declarant hereby agree to reduce said blanket easement to a specific metes and bounds easement setting forth the actual amount of The Properties used for said roadways, private streets and parking areas, and all Owners hereby covenant and agree to cooperate with reduction of the blanket easement to a specific metes and bounds easement. Declarant hereby reserves unto itself and grants to each member of the Associations, Owner, contract purchaser and lessee (while in possession of any Living Unit in The Properties) their families, guests, employees, agents and invitees, an easement for access, ingress, egress, use and enjoyment upon and over each such roadway, private street and parking area as necessary to travel to and from each Lot and the Common Properties; provided, however, that such use does not interfere with an Owner's use and enjoyment of his Living Unit.

Section 3. Maintenance Easement. Declarants hereby reserve unto itself and grants to the Patiohomes Association, their successors and assigns, a general easement, together with rights of egress, ingress and other access thereto, for purposes of cultivating, cutting, installing, maintaining, mowing, planting, raking, renewing, trimming or otherwise caring for grass, lawns, shrubs, trees or other decorative or landscaping vegetation and for purposes of maintaining, repairing, restoring or otherwise preserving any driveway or sidewalk, including the removal of ice, mud, snow or other debris, in, over and upon all parts of each Lot not occupied or used for a Living Unit.

Section 4. Support and Encroachment Easement. If any portion of the Common Properties encroaches upon a Lot or Living Unit or if any Living Unit encroaches upon the Common Properties as a result of construction, reconstruction, repair, shifting, settlement or movement of any portion of The Properties, a valid easement for the encroachment and for the maintenance of the same shall exist so long as such encroachment exists.

ARTICLE X.

GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the appropriate Association, or the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded, and shall be automatically renewed and extended for successive periods of ten (10) years each unless this Declaration has been amended as hereinafter provided.

Section 2. Amendments. This Declaration may be amended, at any time, by an instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots covered by this Declaration.

Section 3. Notices. Any notice required to be sent to any Member, Owner or mortgagee under the provisions of this Declaration shall be deemed to have been properly sent when mailed by the regular United States mail, first class postage prepaid, to the last known address of the person who appears as Member or Owner on the records of the Associations at the time of such mailing, provided, that it shall be the sole responsibility of each contract purchaser and mortgagee to notify the Associations, in writing, of its interest in a Lot prior to the responsibility arising in the Associations to notify said contract purchaser or mortgagee as required under any of the provisions herein established. In the absence of such notice, the Association shall be free from any liability or responsibility to such party or parties arising by reason or performing its duties hereunder.

Section 4. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants, and failure by the Associations or any Owner to enforce any covenant or restriction therein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 5. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarants have caused these presents to be executed this _____ day of

_____ 20_____

IN WITNESS WHEREOF, the Declarants have caused these presents to be executed.

X This day 14 of May, 2011
David Ambrose
David Ambrose

~~This day _____ of _____, 2011
Phil Bruning~~

~~This day _____ of _____, 2011
Patty Ambrose~~

~~This day _____ of _____, 2011
Ginna Bruning~~

This day 1 of May, 2011
Richard Babcock
Richard Babcock

This day 15 of May, 2011
Bruce Buehler
Bruce Buehler

This day 1 of May, 2011
Nancy Babcock
Nancy Babcock

This day 15 of May, 2011
Jean Buehler
Jean Buehler

This day 13 of July, 2011
Shahrokh Badakhsh
Shahrokh Badakhsh

This day 5 of May, 2011
George Burtum
George Burtum

This day 13 of July, 2011
Nosrat R. Badakhsh
Nosrat Badakhsh

This day 5 of May, 2011
Susan Boust
Susan Boust

~~This day _____ of _____, 2011
David Baldwin~~

This day 16 of May, 2011
Michael Burnett
Michael Burnett

~~This day _____ of _____, 2011
Jan-Baldwin~~

This day 16th of May, 2011
Mary Burnett
Mary Burnett

This day 1 of MAY, 2011
Susan Bailey
Susan Bailey

This day 12 of June, 2011
Brian Casey
Brian Casey

This day 1 of May, 2011
Denny Brown
Denny Brown

This day 12 of June, 2011
Maureen Casey
Maureen Casey

This day 1 of May, 2011
Sonja McCollister
Sonja McCollister

This day 15 of May, 2011
Mary Pat Cheshier
Mary Pat Cheshier



MISC 2011098568



NOV 16 2011 12:33 P 43

Fee amount: 240.00
FB: 59-42410
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/16/2011 12:33:46.00



2011098568

filed as received

By-Laws of WFV Homeowners Association, Inc.

BY-LAWS
OF
WFV HOMEOWNERS ASSOCIATION, INC.

BYLAW ONE
OFFICES

The principal office of the WFV Homeowners Association, Inc. (hereinafter "Homeowners Association"), shall be located at the home of the President of the Association , or such other address as may from time to time be designated by the Board of Directors.

BYLAW TWO
PURPOSES AND OBJECTS

The purposes and objects for which the Homeowners Association has been formed are as set forth in the Articles of Incorporation and the Second Amended Declaration of Covenants, Conditions, Restrictions, and Easements for West Fairacres Village filed on the 16 day of NOV , 2011 at Book 54*, Pages 52-53, inclusive, of the Douglas County, Nebraska, Register of Deed's Office are as follows:
*Inf # 2011098387

- (a) to create a residential community with private streets, improvements, parks, open spaces and other common facilities for the benefit of that community;
- (b) to promote the collective and individual property and civic interests and rights of all persons, firms, corporations owning property in the West Fairacres Village, that being the property described as follows:

59-42410

59-42413 *
54 Lots 1 through 7, inclusive, 23 and 24, Outlots 1 and 2, West Fairacres Village, as surveyed, platted and recorded in Douglas County, Nebraska; and Lots 1 through 8, inclusive, Outlot 1, West Fairacres Village Replat, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska; and Lots 34 through 52*, inclusive, Outlots 3 and 4, West Fairacres Village 2nd Platting, an Addition to the City of Omaha, as surveyed, platted, and recorded, in Douglas County, Nebraska (hereinafter "The Properties"); **59-42410**

* On August 11, 1994 the West Fairacres Replat #3 was recorded at Book 1984 Page 585 of the Miscellaneous records of Douglas County, Nebraska by which Lots 55 through 59 inclusive Westfair Acres Village (2nd platting) Douglas County, Nebraska were replatted into Lots 1 through 4 inclusive West Fairacres Village Replat #3 59-42412

filed as is
and Lots 60-62, Westfair Acres 2nd platting

59-42410

[^]
village

(c) to provide for the preservation of the values and amenities in said community and for the maintenance of said private streets, improvements, parks, open spaces and other common facilities;

(d) to aid and cooperate with the Members of the Homeowners Association and all property owners of The Properties in the enforcement of such conditions, covenants, and restrictions on and appurtenant to their property as are now in existence, as well as any other conditions, covenants, and restrictions as shall hereafter be approved by a majority vote of the Members of the Homeowners Association.

BYLAW THREE

DEFINITIONS

A. Common Properties. "Common Properties" shall mean and refer to Outlot 1 of West Fairacres Village Replat, Outlots 1 and 2 of West Fairacres Village, and Outlots 3 and 4 of West Fairacres Village (2nd Platting), as surveyed, platted and recorded in Douglas County, Nebraska. The Common Properties shall be devoted to the exclusive common use and enjoyment of the Owners of the Properties, as those terms are hereinafter defined.

B. Living Unit. "Living Unit" shall mean and refer to any building situated upon The Properties, as hereinafter defined, designated and intended for the use and occupancy as a residence by a single family.

C. Lot. "Lot" shall mean and refer to any parcel of land, whether all or a portion of any platted lot shown upon any recorded map or plat of The Properties, as hereinafter defined, upon which a Living Unit shall be built or is proposed to be built, with the exception of the "Common Properties," as heretofore defined. The Lots subject to this definition are Lots 1 through 7, inclusive, 23 and 24, West Fairacres Village, Lots 1 through 8, inclusive, West Fairacres Village Replat and Lots 34 through 62, inclusive, West Fairacres Village 2nd Platting, each a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

D. Undeveloped Lot. "Undeveloped Lot" shall mean any Lot on which there has been built no Living Unit. Further, Lots on which Living Units have been built shall be considered Undeveloped Lots until such time as the Living Unit is first occupied by an Owner, or any other(s) authorized by the Owner to occupy said Living Unit.

E. Developed Lot. "Developed Lot" shall mean any Lot on which there has been a Living Unit that was once occupied by an Owner, or any other(s) authorized by the Owner to occupy the Living Unit.

BYLAW FOUR

MEMBERS

A. Class of Members. The Homeowners Association shall have one class of Members also to be known as "Class No. 1 Owner." The qualifications and rights shall be as follows:

(1) "Member" shall mean and refer to the record owner, whether one or more persons or entities of a fee simple title to all or any part, parcel or portion of a platted Lot which is a part of The Properties, including contract sellers, but not withstanding any applicable theory of mortgage, shall not mean or refer to the mortgagees unless and until such mortgagee has acquired fee simple title pursuant to foreclosure or any proceeding in lieu of foreclosure. Further, Member shall not mean those having an interest in all or any part, parcel or portion of a platted Lot as security for the performance of an obligation;

(2) Membership in the Homeowners Association shall terminate on such Member ceasing to be a beneficial owner of any part, parcel or portion of the above-described property, as set forth in Subparagraph 1 of this section.

B. Voting Rights. Each Member in good standing shall be entitled to vote on each matter submitted to a vote of the Members. A Member shall have one vote for each Lot, as described above, of which the Member is a beneficial owner. Where two or more persons or entities own a Lot, only one vote for each Lot or unit owned shall be allowed, and such joint owners shall designate and register with the Secretary of the Homeowners Association the name of that owner entitled to cast such single vote. For purposes hereof, "good standing" shall, as to any

Lot, mean that all assessments due against such Lot are not more than thirty (30) days delinquent.

(1) At membership meetings all votes shall be cast in person, or by proxy registered with the Secretary.

(2) The Board of Directors is authorized to establish regulations providing for voting by mail.

C. Assignment of Rights. No assignment of the rights created by these Bylaws shall be allowed.

D. Annual Meeting. An annual meeting of the Members for the purpose of hearing reports from all officers and standing committees and for electing directors shall be held in the County of Douglas, State of Nebraska, within the first 120 days of each calendar year, beginning with the year 1991. The time and place of such meeting shall be fixed by the Board of Directors.

E. Special Meetings. A special meeting of the Members may be called by the Board of Directors. In addition, a special meeting of the Members must be called within 20 days by the President, or Board of Directors, if requested by not less than 10 of the Members having voting rights.

F. Notice of Meetings. Written notice stating the place, day, and hour of any meeting of Members shall be delivered either personally or by mail to each Member entitled to vote at such meeting, not less than 10 days before the date of such meeting,.

G. Quorum. The Members holding 50 percent (50%) of the votes that may be cast at any meeting shall constitute a quorum at any meeting of the Members. In the absence of a quorum, a majority of the Members present may adjourn the meeting from time to time without further notice.

H. Proxies. At any meeting of the Members, a Member entitled to vote may vote by proxy executed in writing by the Member. No proxy shall be valid after eleven (11) months from the date of its execution, unless otherwise provided in the proxy.

I. Voting by Mail. Where directors or officers are elected by Members or where there is an act requiring the vote of the Members, such election or vote on such proposed action may be conducted by mail in such manner as the Board of Directors may determine.

BYLAW FIVE
BOARD OF DIRECTORS

A. General Powers. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Homeowners Association and may do all such acts and things except as by law or by covenants of record or by these Bylaws may not be delegated to the Board of Directors by the Members. Such powers, duties of the Board of Directors shall include, but shall not be limited to, the following:

- (1) to elect and remove the officers of the Homeowners Association as hereafter provided;
- (2) to administer the affairs of the Homeowners Association with respect to The Properties;
- (3) to engage the services of an agent (hereinafter sometimes called the "managing agent") to maintain, repair, replace, administer and operate The Properties or any part thereof for all the owners, upon such terms and for such compensation and with such authority as the Board may approve.
- (4) to formulate policies for the administration, management and operation of The Properties in the common elements thereof;

(5) to adopt rules and regulations, with written notice thereof to all owners, governing the administration, management, operation and use of The Properties in the common elements, and to amend such rules and regulations from time to time;

(6) to provide for the maintenance, repair and replacement of the common elements and payments therefore and to approve payment vouchers or delegate such approval to the officers or the manager or managing agent;

(7) to provide for the designation, hiring and removal of employees and other personnel, including accountants and attorneys, and to engage or contract for the services of others, and to make purchases for the maintenance, repair, replacement, administration, management and operation of The Properties in common elements, and to delegate any such powers to the managing agent and any such employee or other persons who may be an employee of a managing agent;

(8) to appoint committees of the Board of Directors and to delegate to such committees the Board's authority to carry out certain duties of the Board of Directors;

(9) to determine the fiscal year of the Association and to change said fiscal year from time to time as the Board deems advisable;

(10) to estimate the amount of the annual budget, and to approve the manner of assessing and collecting from the Members their respective shares of such estimated expenses as herein provided.

B. Number, Tenure, and Qualifications. The number of directors shall be five. Each director shall be a Member of the Homeowners Association, and shall hold office for one year or thereafter until his or her successor shall have been elected and qualified.

C. Regular Meetings. The Board of Directors shall hold a regular meeting at least

annually, at a time and place it shall select.

D. Special Meetings. A special meeting of the Board of Directors may be called by or at the request of the President or of any two directors.

E. Notices. Notice of any special meeting of the Board of Directors shall be given at least five (5) days prior to such meeting, by written notice delivered personally or sent by facsimile or electronic mail to each director. Any director may waive notice of any meeting.

F. Quorum. A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board, but if less than a majority of the directors are present at such meeting, a majority of the directors present may adjourn the meeting from time to time, without further notice.

G. Manner of Acting. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or by these Bylaws.

H. Vacancies. Any vacancy occurring in the Board of Directors and any directorship to be filled by reason of the increase in the number of directors, shall be filled by election by the Board of Directors. A director elected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office.

I. Compensation. No members of the Board of Directors shall receive any compensation from Homeowners Association for acting as such, provided, however, members of the Board of Directors shall receive reimbursement for expenses actually incurred. A member of the Board of Directors may be an employee of the Homeowners Association, and a contract for management may be entered into with a member of such Board of Directors.

J. Liability of Directors. The members of the Board of Directors shall not be liable to the Members for any acts or omissions of any nature unless such acts or omissions are found by a court of law to constitute gross negligence, bad faith, or fraud. The Members shall indemnify and hold harmless each member of the

Board of Directors against all contractual liability to others arising out of contracts made by the Board of Directors on behalf of the Homeowners Association unless any such contract shall have been made in bad faith or contrary to the provisions of the covenants governing the above-described property or these Bylaws. It is intended that the members of the Board of Directors shall have no personal liability with respect to any contract made by them on behalf of the Homeowners Association. Every agreement made by the Board of Directors or by the managing agent on behalf of the Association shall provide that members of the Board of Directors or the managing agent, as the case may be, or acting only as agents for the Homeowners Association and shall have no personal liability thereunder. The liability of any Member arising out of any contract made by the Board of Directors or out of the indemnity in favor of the Board of Directors shall be limited to such proportion of the total liability thereunder as his vote to the total basic votes, but this sentence shall not be interrupted to create a right of action or recovery in any person other than an owner in his capacity as such.

BYLAW SIX

OFFICERS

A. Number and Titles. The officers of the corporation shall be a President, Secretary, and a Treasurer, and such additional officers as the Board of Directors shall from time to time deem necessary. All officers shall be elected by the Board of Directors. Any person may hold two or more offices, but no person shall hold the offices of President and Secretary simultaneously. Members of the Board of Directors may also be the officers. The President shall be elected from the members of the Board of Directors.

B. Election. The officers of the Homeowners Association shall be elected annually by a majority vote of the Board of Directors at the annual meeting, and shall hold office at the pleasure of the Board.

C. Removal. Upon the affirmative vote of a majority of the Board of Directors, any officer may be removed, with or without cause, his successor shall be elected at any regular, annual, or special meeting of the Board called for that purpose, but under no circumstances shall a vacancy so created exist for more than sixty days.

D. President. The President shall be the chief executive officer of the Homeowners Association. He

shall preside at all meetings of the Homeowners Association Members and of the Board of Directors. He shall have all of the general powers and duties which are incident to the office of President of a corporation organized under the laws of Nebraska, including but not limited to, the power to appoint committees from among the Members, from time to time as he may at his discretion decide is appropriate to assist in the conduct of the affairs of the Homeowners Association.

E. Secretary. The Secretary shall take the minutes of all meetings of the Homeowners Association Members and of the Board of Directors, and shall keep the same at the principal office of the Homeowners Association unless otherwise instructed by the Board of Directors. The Secretary shall take charge of such books and papers as the Board of Directors may direct, and he shall, in general, perform all the duties incident to the office of Secretary of a corporation organized under the laws of the State of Nebraska.

F. Treasurer. The Treasurer shall have the responsibility for the Association funds and securities and shall be responsible for keeping full and accurate financial records in books of account showing all receipts and disbursements, and for the preparation of all required financial data. He shall be responsible for the depository of all monies and other valuable effects in the name of the Board of Directors or the managing agent, or in such depositories as may from time to time be designated by the Board of Directors, and he shall, in general, perform all the duties incident to the office of Treasurer of a corporation organized under the laws of the State of Nebraska.

G. Compensation. No officer shall receive any compensation from the Homeowners Association for acting as such.

H. Agreements, Contracts, etc. All agreements, checks, contracts, and other instruments shall be signed by two officers of the Association or by such other person or persons as may be designated by the Board of Directors.

BYLAW SEVEN BUDGETS AND ASSESSMENTS

A. Budget. The Board of Directors shall develop a budget for each calendar year, which shall include the estimate of funds required to defray common expenses in the coming calendar year and to provide funds for current

expenses, reserves to provide a working fund or to meet anticipated losses, and such sums as needed to make up any deficiency in the common expense assessments for prior years. The budget shall be presented for approval by the membership at the annual meeting.

B. Creation of the Lien and Personal Obligation for Assessments. In accordance with covenants of record of The Properties, each Member, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay the following to the Homeowners Association: (1) interim assessments or charges; (2) annual assessments or charges; and (3) special assessments. All such assessments or charges are to be established and collected as provided in these Bylaws and the covenants of record of the above-described properties. The interim, annual, and special assessments or charges, together with interest, costs and a reasonable attorney's fees, shall be a charge on the lot and shall be a continuing lien upon said lot against which such assessment is made. All subsequent purchasers shall take title to the Lot subject to said lien and shall be bound to inquire to the Homeowners Association as to the amount of any unpaid assessments. Each such assessment, together with interest, costs and reasonable attorney's fees, shall be the personal obligation of the Member who was the owner of a part, parcel, or portion of such lot at the time when the assessment fell due.

C. Purpose of the Assessment. The assessments levied by the Homeowners Association shall be exclusively for the purpose of maintaining the common properties and promoting the health, safety, welfare and recreation of the residents of the above-described property, in particular, interim and annual assessments levied by the Homeowners Association shall be used for: (1) the maintenance and repair of the common properties; (2) the maintenance and repair of parking areas; (3) the care, maintenance and repair of the roadway easements as defined by covenants of record, and private streets over which the Association has an easement; (4) snow removal from private streets; (5) the care and maintenance of the private sanitary and storm sewer systems excluding, however, lines connecting living units to the sanitary and storm sewer systems; (6) providing insurance coverage upon the common properties, as set forth herein; (7) maintenance of electronic street gates; (8) maintenance and repair of any swimming pool located on common property; (9) maintenance and repair of street lights; and (10) any other expenses deemed to be common by the Board of Directors or these Bylaws.

D. Proof of Payment. The Homeowners Association shall, upon demand and upon payment of a reasonable charge, furnish a certificate signed by an officer of the Homeowners Association setting forth the amount of the unpaid assessments, if any, with respect to the subject Lot, the amount of the current periodic assessment and the date that such assessment becomes due and/or delinquent, any penalty due, and any credit for advance payments or for prepaid items, which statement shall be conclusive upon the Homeowners Association which issued it in favor of all persons who rely thereon in good faith.

E. Payment of Assessments. The annual assessment shall be payable in 12 equal monthly installments, the first such installment to be paid on the first day of the month after which the party becomes a Member of the Homeowners Association, and all subsequent installments to be paid on the first day of each month and every month thereafter during the period of such membership.

F. Special Assessments. Special assessments may be levied on Members of the Homeowners Association only by a vote of a majority of all Members of the corporation. The procedure for voting on proposed assessment shall be the same as the procedure provided in these Bylaws for voting on amendments to these Bylaws.

G. Effect of Nonpayment of Assessment; Personal Obligation of the Owner; Liens; Remedies of the Homeowners Association. If any assessment chargeable to a Lot, or any installment thereof, is not paid on the date when due, then such assessment, together with interest thereon and costs of collection thereof as herein provided, shall thereupon become a lien on such Lots. All other liens and encumbrances, except liens for taxes, special assessments and first mortgages. Any delinquent assessment or installment thereof not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate of interest which individuals may contract in the State of Nebraska as determined from time to time. In the event the unpaid assessment is an installment of an annual assessment, the Association which levied such assessment may, after thirty (30) day period and during the continuance of the default, declare all remaining installments of said annual assessment immediately due and payable, at its option. The Homeowners Association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien upon the Lot, therefore be added to the amount of such assessment, the cost of preparing and filing the complaint or petition in such action, and in the event a judgment is obtained, such judgment shall include interest on the

assessment as provided, and a reasonable attorney's fee, together with the costs of the action. No owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the common properties or abandonment of his or her Lot. The mortgagee of the subject Lot shall have the right to cure any delinquency of any owner by payment of all sums due, together with interest, and costs and fees. The Homeowners Association shall assign to such mortgagee all its rights with respect to such lien rights of foreclosure to the mortgages.

H. Transfer of Lots by Sale or Foreclosure. Sale or transfer of any Lot shall not affect the assessment lien except and to the extent satisfied by payment upon any such transfer or sale.

B Y L A W E I G H T
ARCHITECTURAL CONTROL

A. Architectural Control Committee. The Board of Directors of the Homeowners Association shall serve as the Architectural Control Committee. The Architectural Control Committee shall have the powers and be subject to the procedural requirements set forth below, provided, however that all items presently situated on Developed Lots and which would otherwise be subject to the approval of the Architectural Control Committee shall be deemed constructively approved thereby.

B. Prohibitions. No dwelling, fence, other than perimeter fences, driveway, patio cover or enclosure, deck, gazebo, tree house, swimming pool, tennis court, television or radio antenna, satellite dishes, solar collecting panels or equipment, wind-generating power equipment, tool sheds, or other external improvements, above or below the surface of the ground shall be built, erected, placed, altered or otherwise maintained or permitted to remain on any Lot, nor shall any grading or excavation be commenced without the express prior approval of the Architectural Control Committee, or its permission by implied approval procured in the manner set forth below.

C. Considerations. The Homeowners Association, through its Architectural Control Committee, shall consider general appearance, exterior color or colors, architectural character, harmony of external design and location in relation to surroundings, topography, location within the lot boundary lines, quality of construction, size and suitability for residential purposes as part of its review procedure. Only exterior colors of certain hues will be acceptable. Earthtone and soft-tone hues are encouraged. Bright, gaudy, intense colors will be rejected. Designs of a

repetitive nature and/or within close proximity to one another will not be approved. Similar designs, forms, plans, styles or motifs will be considered repetitive if they are not separated by at least three adjacent lots regardless of orientation. Superficial, cosmetic or minor architectural detail differences in like designs will not constitute a basis for approval. The Architectural Control Committee specifically reserves the right to deny permission to construct or place any of the above-mentioned improvements which it determines will not conform to the general character, plan and outline for the development of the Properties.

D. Application Procedures. Documents submitted for approval shall be clear, concise, complete, consistent and legible. All drawings shall be to scale. Samples of materials to be included in the improvement may be required of the applicant at the discretion of the Architectural Control Committee. Submittals for the approval shall be made in duplicate and the comments and actions of the Architectural Control Committee will be identically marked on both copies of said submittals. Each applicant shall submit to the Architectural Control Committee the following documents, materials and/or drawings:

1. Site plan indicating specific improvement and indicating lot number, street address, final grading, erosion control plan, surface drainage and sidewalks.
2. Complete construction plans, including, but not limited to, basement and upper floor plans, floor areas of each level, wall sections, stair and fireplace sections and exterior elevations clearing indicating chimneys, type and extent of siding, roofing, other faces and/or veneer materials.

E. The approval or disapproval of the Architectural Control Committee as required in these Bylaws and covenants of record of the above-described properties, shall be in writing. Typically, approval or disapproval of the submittal shall be made within seventy-two (72) hours. However, failure of the Architectural Control Committee to give either written approval or disapproval of submitted plans within thirty (30) days after receipt of all of the documents and the fee required above, by mailing such written approval or disapproval to the last known address of the applicant as shown on the submitted plans, shall be deemed to constitute approval of the submittal, assuming they do not otherwise violate the specific provisions

of the Bylaws and said covenants.

BYLAW NINE
PROPERTY RIGHTS IN THE COMMON PROPERTY

A. Owners' Easements of Enjoyment. Every Member of the Homeowners Association shall have a right and easement of enjoyment in and to the Common Properties which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(1) The right of the Homeowners Association to suspend the voting rights and rights to the use of the Common Properties by an Owner for any period during which any assessment against his Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

(2) The right of the Homeowners Association to dedicate or transfer all or any part of the Common Properties, subject to any then existing ingress and egress requirements in connection therewith, to any public agency, nonprofit corporation (to use for purposes similar to those for which the Association was formed), authority or utility for such purposes and subject to such conditions as may be agreed to by the Homeowners Association and by persons holding mortgages on any portion of the Common Properties.

(3) The right of the Homeowners Association to limit the number of guests of Owners on recreational facilities located on the Common Properties.

(4) The right of the Homeowners Association to borrow money for the purpose of improving the Common Properties and facilities and in aid thereof to mortgage said Common Properties and facilities, which mortgage shall be subordinate to the rights of the Owners hereunder.

(5) The right of the Homeowners Association to charge reasonable admission and

other fees for the use of the recreational facilities on the Common Properties by Members and by guests of Members.

(6) The right of the Homeowners Association, through its Board of Directors, to pass and amend, from time to time, rules and regulations governing the use of certain parts or all of the Common Properties for the welfare and common good of all Owners within the Properties.

B. Delectation of Use. Any Owner may delegate, in accordance with the Bylaws of the Homeowners Association, his right of enjoyment of the Common Properties and facilities, together with any other right, license, privilege or easement conferred upon such Owner by this declaration, to the members of his family, his tenants, guests or contract purchasers who reside in his Living Unit.

BYLAW TEN COMMON SCHEME RESTRICTIONS

The following restrictions are imposed in accordance with the above-described covenants as a common scheme upon The Properties for the benefit of each Lot and the Common Properties which comprise The Properties, and may be enforced by any Owner of a Lot that is subject to this Declaration or the Patiohomes Association:

- (a) No Lot shall be used except for single family residential purposes.
- (b) No noxious or offensive activity shall be carried on upon The Properties, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. Home occupations, as defined in the zoning code of the Municipal Code of the City of Omaha, shall be permitted to take place within any of the Living Units.
- (c) No structure of a temporary character, trailer, basement, tent, shack, barn or other out building shall be erected upon any Lot or used at any time as a residence, either temporarily or permanently.
- (d) There has been created a water drainage plan by grading The Properties and installing improvements and easements for storm drainage in accordance with accepted engineering

principles. No building shall be placed, nor any Lot graded, to interfere with such water drainage plan nor cause damage to the Common Properties, any Lot or any Living Unit situated on any Lot.

(e) No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on The Properties. No animals, livestock, fowl or poultry of any kind shall be raised, bred, or kept on The Properties, except that dogs, cats or other household pets maintained within the Living Unit may be kept, provided that they are not kept, bred or maintained for any commercial purpose that the total number of dogs and cats kept within a Living Unit on any Lot shall not exceed the number allowed by the Municipal Code of the City of Omaha and that they are kept confined within the Living Unit or any fenced in or enclosed area attached to the Living Unit of their owner and are not permitted to run loose outside the Living Unit of the Owner. No animals may be sheltered or tethered outside the Living Units of their Owners overnight.

(f) Any Owner of either an Undeveloped Lot or a Developed Lot shall cause its Lot to be regularly mowed and shall not permit vegetation and plant-life, exclusive of vegetation and plant-life approved by the Architectural Committee, to exceed levels of growth as established by the Homeowners Association. No unused building material, junk or rubbish shall be left exposed on the Properties except during actual building construction. During actual building construction, the Owner of a Lot on which actual construction is taking place shall cause the Lot and building materials to be kept in good order. Good order contemplates, but shall not be expressly limited to, the daily placement of debris and scrap building materials into an appropriate trash container, the regular removal and replacement of trash containers which have been filled to capacity and the removal of mud and other debris from Common Properties. In the event that during actual construction the Owner of a Lot on which actual construction is taking place fails to maintain its Lot in good order, the Board of Directors of the Homeowners Association shall be permitted to cause the Lot to be brought into good order and to assess the Lot Owner for the cost of thereof.

(g) No incinerator or trash burner shall be permitted on The Properties. No clothesline shall be permitted outside any Living Unit at any time.

(h) No boat, camping trailer, van-type campers, auto-drawn trailer of any kind, mobile home, snowmobile or other self-propelled vehicle shall be stored outside of the garages of the Living Units at any time. For purposes of the preceding provision, "stored outside of the garage" shall mean, parking the vehicle or trailer over night on the driveway, or any other part of the Lot upon which the Living Unit is situated, outside of the garage, for three (3) or more consecutive days. All repair work on automobiles, boats, camping trailers, van-type campers, auto-drawn trailers or any kind, mobile homes, motorcycles, snowmobiles or other self-propelled vehicles must be done in the garage.

(i) 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 one real estate "For Sale" signs of a size no greater than four (4) square feet shall be permitted in the yard of a Living Unit which is being actively marketed for sale.

(j) No fence may be erected in the front yard of a Living Unit.

(k) No television or radio antenna including, but not limited to, satellite dish type antennas, shall be built, erected, placed or otherwise maintained or permitted to remain on any Lot without the express written approval of the Homeowners Association.

(l) No use shall be made of The Properties which will in any manner violate the statutes, rules or regulations of any governmental authority having jurisdiction over The Properties.

(m) No Owner shall place any structure whatsoever upon the Common Properties, nor shall any Owner engage in any activity which will temporarily or permanently deny free access to any part of the Common

Properties to the Owners.

(n) No Living Unit shall be rented or leased for transient or hotel purposes which, for the purpose of this Declaration, shall mean for any period of time less than thirty (30) days. Subject to the foregoing restriction, each Owner shall have the absolute right to lease his Living Unit, provided that the Lease therefore is in writing and is in all respects subject to the covenants, conditions, restrictions and limitations provided in this Declaration and in the Bylaws of the Homeowners Association and Patiohomes Association, if applicable.

(o) The use of the Properties shall be subject to such additional rules and regulations as may be adopted from time to time by the Homeowners Association.

BYLAW ELEVEN

RESTRICTIONS FOR SINGLE FAMILY RESIDENTIAL DWELLINGS

A. Use of Lots. In accordance with the above-described covenants, all Lots shall be used only for single-family residential dwelling purposes and no Lot shall contain more than one (1) detached, single-family dwelling.

B. Building Restrictions. No building shall be created, altered, placed or permitted to remain on any Lot other than the one (1) detached single-family dwelling referred to above, and said dwelling shall conform to the following requirements:

<u>TYPE OF DWELLING</u>	<u>MINIMUM AREA</u>	<u>LOCATION OF AREA</u>
1. One-story house with attached garage	1,800 sq. ft.	On the main floor, exclusive of garage area (garage must be approximately at the same level as the main floor).
2. One-story house with basement garage	2,000 sq. ft.	On the main floor.
3. One and one-half and two-story houses	2,000 sq. ft.	Total area above the basement level, and 1,100 sq. ft. minimum area on the main floor.
4. Split entry (bi-level house)	2,000 sq. ft.	On the main floor.
5. Tri-level (split-level house)	2,200 sq. ft.	Total area above grade.

C. For the purposes of these restrictions, two-story height shall, when the basement is exposed above finish grade, be measured from the basement ceiling on the exposed side(s) to the leave of the structure on the same side(s). Area means finished habitable space, measured to the exterior of the enclosing walls, and does not include porches, stoops, breezeways, courtyards, patios, decks, basements, garages or carports. The maximum height of the dwelling shall be two (2) stories. The basement is not considered a story even if it is one hundred (100%) percent above grade on one side, and essentially below grade on the other three (3) sides. All dwellings shall have an attached, enclosed, side-by-side, two (2) car garage minimum, which must contain an area of at least four hundred (400) square feet.

D. All buildings will comply with the zoning requirements of the Municipal Code of the City of Omaha.

E. Exposed portions of the foundation on the front of each dwelling are to be covered with clay-fired brick or stone even if a portion of those exposed foundations may be perpendicular, or nearly so, to the afronting street. Exposed portions of the foundation on the side of each dwelling facing the street, when said dwelling is located on a corner lot are to be similarly covered with clay-fired brick or stone. Exposed portions of the foundation on the sides and rear not facing a street of a dwelling located on a corner lot and the exposed portion of the foundation on the sides and rear of every other dwelling shall be covered with clay-fired brick, stone, siding or shall be painted.

F. All fireplace flues, chimneys or chases shall be faced with brick or stone.

G. The parts of all pre-fabricated metal furnace flues that protrude from the roof of a dwelling must be painted and no furnace flue may protrude more than five (5) feet from the roof of the dwelling, as measured from the top cap of the flue to the point from which the flue emerges from the roof. All furnace flues must be located on the rear side of the roof ridge.

H. No fences may be built forward of the rear-most wall of the house and, under no circumstances, closer to any adjoining street than the property line. Fences shall be subject to the approval of the Architectural Control Committee. No structure of a temporary character, trailer, basement, tent, shack, barn or other out building shall be erected on said lot or used as a residence, temporarily or permanently. No prefabricated or factory built house or residential dwelling built elsewhere shall be moved onto or assembled on any of the lots. No full or partial subterranean dwellings or log

houses shall be constructed or erected on any lot. No dwelling shall be moved from outside of the Properties onto any of said lots.

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

J. Vegetable gardens shall be permitted only if maintained in the designated rear yard of any lot, behind the dwelling on said Lot.

K. No residential dwelling shall be occupied by any person as a dwelling for such person until the construction of such dwelling has been completed, except for minor finish details as determined and approved by the Architectural Control Committee.

L. All driveways shall be constructed of concrete or brick. Asphaltic concrete is not allowed.

M. All buildings shall be roofed using one of the following roofing materials: Wood shakes or wood shingles, architectural grade laminate roofing shingles with a minimum weight of 350 pounds per 100 square feet, natural slate, man made tiles, or metal roofing made to look like shakes or tiles. All roofing replacement projects except for identical replacements must be approved by the Architectural Control Committee.

BYLAW TWELVE

INSURANCE

A. Public Liability. The Homeowners Association shall obtain and maintain in effect public liability insurance in such amounts as determined by the Board, but in no event less than \$500,000.00/\$1,000,000.00 covering the Common Properties with the Homeowners Association, the Boards of Directors, employees and agents as insureds.

B. Additional Insurance. The Homeowners Association shall also obtain and maintain workmen's compensation insurance coverage for its employees, if any, and such other types and kinds of insurance coverage as are deemed necessary or advisable by the Board of Directors.

C. Payment for Insurance. The cost of the public liability insurance coverage and workmen's

compensation insurance, if any, shall be deemed a common expense and shall be included as a part of the interim and annual assessments as hereinabove provided in these Bylaws and the covenants of record of the Properties. The cost of any other insurance, obtained pursuant to Section B above, shall be paid in such manner and at such times as is determined by the Board of Directors.

D. Liability of Board. The Boards of Directors shall not be liable to any party upon the amount of insurance coverage obtained, the settlement of an insurance claim, nor the application of the insurance proceeds, except in the event of loss arising from its gross negligence or willful misconduct.

BYLAW THIRTEEN EASEMENTS

In accordance with the above-described covenants, The Properties are, and shall perpetually be, unless any are terminated, subject to all and each of the following easements for common use, construction, maintenance, support, repair, recreational and other access, private and public sewer and utility line construction and service and roadway easements:

(a) Utility Easement. Declarants hereby reserve unto itself and grants to the Homeowners Association, Northwestern Bell Telephone Company, Metropolitan Utilities District, Omaha Public Power District, City of Omaha, Nebraska, and any company which has been granted a franchise to provide a cable television system, their successors and assigns, a perpetual easement, together with rights of egress, ingress and other access thereto, for purposes of constructing, installing, maintaining, operating, renewing or repairing their respective private sewer, telephone, water, electric, public sewer or other utility conduits, lines or other facilities in and under the Common Properties, and each Lot, as confined to non-interference with any driveway, sidewalk or structural element of any Living Unit on any Lot. While the utility easement granted herein is a blanket easement, the easement shall not, nor is it intended to, interfere with the orderly development of each Lot, and the grantee of the above-described easement agree to use only so much of the easement as is necessary for their purposes, in order to maximize the buildable area of each Lot. The grantees

of the above-described easement agree that subsequent to the construction of their respective improvements on The Properties, they shall reduce said blanket utility easement to a specific metes and bounds easement setting forth the actual amount of the property used for said improvements, and all Owners hereby covenant and agree to cooperate with the reduction of the blanket utility easement to a specific metes and bounds utility easement. Each such grantee, by acceptance or use of this easement right, shall for any purposes hereunder to the general easement, together with rights of egress, ingress and other access thereto, for purposes of cultivating, cutting, installing, maintaining, mowing, planting, raking, renewing, trimming or otherwise caring for grass, lawns, shrubs, trees or other decorative or landscaping vegetation and for purposes of maintaining, repairing, restoring or otherwise preserving any driveway or sidewalk, including the removal of ice, mud, snow or other debris, in, over and upon all parts of each Lot not occupied or used for a Living Unit.

(b) Support and Encroachment Easement. If any portion of the Common Properties encroaches upon a Lot or Living Unit or if any Living Unit encroaches upon the Common Properties as a result of construction, reconstruction, repair, shifting, settlement or movement of any portion of The Properties, a valid easement for the encroachment and for the maintenance of the same shall exist so long as such encroachment exists.

Each Owner or contract purchaser of each Lot shall have a general easement, together with rights of ingress, egress and other access thereto, for purposes of building, constructing and otherwise maintaining all approved or permitted common foundations, roofs or walls, fences, gates, patios, party walls or other structural elements of a single family clustered residence on adjoining Lots or to encroach or project not more than five (5) feet in, over or upon any part of any abutting Lot.

BYLAW FOURTEEN

FISCAL YEAR

The fiscal year of the Homeowners Association shall be the same as the calendar year.

BYLAW FIFTEEN

AMENDMENTS

A. Manner. Any proposed amendment to these Bylaws must be submitted in writing at any meeting of the Members of the Homeowners Association.

B. Effective Date. A proposed amendment shall become effective on the date it is approved by two-thirds majority of the Members entitled to vote.

IN WITNESS WHEREOF, the Declarants have caused these presents to be executed.

X This day 14 of May, 2011
David Ambrose
David Ambrose

~~This day ___ of ___, 2011
Phil Bruning
Phil Bruning~~

~~This day ___ of ___, 2011
Patty Ambrose
Patty Ambrose~~

~~This day ___ of ___, 2011
Ginna Bruning
Ginna Bruning~~

This day 1 of May, 2011
Richard Babcock
Richard Babcock

This day 15 of May, 2011
Bruce Buehler
Bruce Buehler

This day 1 of May, 2011
Nancy Babcock
Nancy Babcock

This day 15 of May, 2011
Jean Buehler
Jean Buehler

This day 13 of July, 2011
Shahrokh Badakhsh
Shahrokh Badakhsh

This day 5 of May, 2011
George Burtum
George Burtum

This day 13 of July, 2011
Nosrat R. Badakhsh
Nosrat Badakhsh

This day 5 of May, 2011
Susan Boust
Susan Boust

~~This day ___ of ___, 2011
David Baldwin
David Baldwin~~

This day 16 of May, 2011
Michael Burnett
Michael Burnett

~~This day ___ of ___, 2011
Jan Baldwin
Jan Baldwin~~

This day 16th of May, 2011
Mary Burnett
Mary Burnett

This day 1 of MAY, 2011
Susan Bailey
Susan Bailey

This day 12 of June, 2011
Brian Casey
Brian Casey

This day 1 of May, 2011
Denny Brown
Denny Brown

This day 12 of June, 2011
Maureen Casey
Maureen Casey

This day 1 of May, 2011
Sonja McCollister
Sonja McCollister

This day 15th of May, 2011
Mary Pat Cheshier
Mary Pat Cheshier