



10. Only boats registered to a bona fide lot owner shall be on the lake. All Nebraska boating rules and regulations shall be strictly enforced. There shall be no water skiing or fast boating.

11. All boats must have liability insurance and satisfactory proof of such insurance must be furnished to Melvin Thomas or his successor prior to the operation of any boat on the lake.

12. For the safety of swimmers, boats and skiers shall stay beyond a distance of 20 feet from the shoreline when under power.

13. Boats coming to or from shore will give right-of-way to swimmers.

14. Boat safety equipment will comply with Nebraska rules and regulations.

15. No one under age 16 is allowed to drive a powered boat, except 14 and 15 year olds may do so if accompanied by an adult.

16. No boat dock may extend more than 10 feet from the shore.

17. Mini-bikes or other non-conventional or non-licensed vehicles must fly a visible red flag no lower than five feet from ground level. Such vehicles may not be operated before 9:00 A.M. nor after 9:00 P.M. This does not apply to conventional motor vehicles operated by licensed operators.

18. Guests' dogs must be leashed or penned at all times. This regulation does not apply to lot owners who, however, will be held liable for any injuries or damage caused by their dogs. Excessive barking, either day or night, shall be grounds for removal of the dog whether owned by guests or the lot owner.

19. There shall be no more than one residence per lot. No lot shall be divided into smaller plots.

20. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall any other activity be conducted which may become a nuisance to the neighborhood.

21. Each lot owner shall be required to become a member of the Thomas Lakes Cabin Owners Association. The Association shall

These covenants shall run with the land and shall be binding on all parties, future lot owners and all persons claiming under them until twenty years from the date of this agreement, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then lot owners it is agreed to change said covenants in whole or in part.

If the parties or lot owners or any of them or their heirs, successors or assigns shall violate or attempt to violate or threaten to violate any of the foregoing covenants, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate or threatening to violate any such covenants, to prevent him or them from so doing, including, but not limited to temporary restraining orders or temporary or permanent injunctions and recovery of damages, costs and reasonable attorney fees.

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

SIGNED this 30 day of January, 1982.

Melvin Thomas  
Melvin Thomas

Mary E. Thomas  
Mary Thomas

STATE OF NEBRASKA )  
                                  ) ss.  
County of Saunders)

On this 30<sup>th</sup> day of January, 1982, before me, a Notary Public, duly commissioned and qualified in and for said County, personally came Melvin Thomas and his wife, Mary Thomas, to me personally known to be the identical persons who signed the foregoing instrument, and acknowledged the execution thereof

