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RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR THE DUPLEX/TOWNHOME RESIDENTIAL LOTS  
OF WESTERN SPRINGS, A SUBDIVISION  
IN DOUGLAS COUNTY, NEBRASKA

THIS DECLARATION, made on the date hereinafter set forth, is made by WESTERN SPRINGS DEVELOPMENT CORPORATION, hereinafter referred to as the "Declarant".

PRELIMINARY STATEMENT

The Declarant is the owner of certain real property located within Douglas County, Nebraska and described as follows:

Lots 31 through 50, inclusive, in Western Springs, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska. 30

Such lots are herein referred to collectively as the "Lots" and individually as each "Lot". The term "Lot" shall also mean and refer to each respective parcel resulting from a Lot split of a Lot whereby two (2) separate residences are created from one (1) originally platted lot as shown upon any recorded subdivision plat which included the above property.

The Declarant desires to provide for the preservation of the values and amenities of Western Springs, for the maintenance of the character and residential integrity of Western Springs, and for the acquisition, construction and maintenance of Common Facilities for the use and enjoyment of the residents of Western Springs.

NOW, THEREFORE, the Declarant hereby declares that each and all of the Lots shall be held, sold and conveyed subject to the following restrictions, covenants, conditions and easements, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Lots, and the enjoyment of the residents of the Lots. These restrictions, covenants, conditions and easements shall run with such Lots and shall be binding upon all parties having or acquiring any right, title or interest in each Lot, or any part thereof, as is more fully described herein. The Lots, and each Lot is and shall be subject to all and each of the following conditions and other terms:

ARTICLE I.  
RESTRICTIONS AND COVENANTS

1. Each Lot shall be used exclusively for multi-family (duplex) residential purposes, except for such Lots or parts thereof as may hereafter be conveyed to separate owners so that two single family attached dwellings may be created.

2. No residence, building, fence (other than fences constructed by the Declarant), wall, driveway, patio, patio enclosure, swimming pool, pool house,

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basketball backboards, dog house, tree house, antenna, satellite receiving station, dishes or "discs", flag pole, solar heating or cooling device, tool shed, outdoor lighting, wind mill or other external improvement, above or below the ground (herein all referred to as any "Improvement") shall be constructed, erected, placed or permitted to remain on any Lot, nor shall any grading or excavation for any Improvement be commenced, except for Improvements which have been approved by Declarant as follows:

A. An owner desiring to erect an Improvement shall deliver two sets of construction plans, landscaping plans and plot plans to Declarant (herein collectively referred to as the "plans"). Such plans shall include a description type, quality, color and use of materials proposed for the exterior of such Improvement. Concurrent with submission of the plans, Owner shall notify the Declarant of the Owner's mailing address.

B. Declarant shall review such plans in relation to the type and exterior of improvements constructed, or approved for construction, on neighboring Lots and in the surrounding area, and any general scheme or plans formulated by Declarant. In this regard, Declarant intends that the Lots shall constitute when developed a residential community with homes constructed of high quality materials. The decision to approve or refuse approval of a proposed Improvement shall be exercised by Declarant to promote development of the Lots and to protect the values, character and residential quality of all Lots. If Declarant determines that the harmony of external design and location in relation to the surrounding Improvements and topography of the proposed Improvement will not protect and enhance the integrity and character of all the Lots and neighboring Lots as a quality residential community, Declarant may refuse approval of the proposed Improvement.

C. Written Notice of any refusal to approve a proposed Improvement shall be mailed to the owner at the address specified by the owner upon submission of the plans. Such notice shall be mailed, if at all, within thirty (30) days after the date of submission of the plans. If notice of refusal is not mailed within such period, the proposed Improvement shall be deemed approved by Declarant.

D. No Lot owner, or combination of Lot owners, or other person or persons shall have any right to any action by Declarant, or to control, direct or influence the acts of the Declarant with respect to any proposed Improvement. No responsibility, liability or obligation shall be assumed by or imposed upon Declarant by virtue of the authority granted to Declarant in this Section, or as a result of any act or failure to act by Declarant with respect to any proposed Improvement.

3. No residence shall be created, altered, placed or permitted to remain on any Lot other than the one (1) multi-family (duplex) residential structure, with each respective side of the duplex structure containing a minimum of 1,200 sq. ft. of living space area on the main floor and above the basement level. Two (2) single-family attached residences may be created for one (1) original duplex structure. Living space 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 percent (100%) above grade on one side, and essentially below grade on the other three (3) sides. All dwellings shall have attached, enclosed, side-by-side, two (2) car garages minimum which must contain area of not less than four hundred (400) square feet. Residences on all lots shall have a minimum set back of twenty-five (25) feet.

4. The exposed front foundation walls and any foundation walls facing any street of all main residential structures must be constructed of or faced with brick or other approved material. All exposed side and rear concrete or concrete block foundation walls not facing a street must be painted. All driveways must be constructed of concrete or other approved material. All foundations shall be constructed of concrete, concrete blocks, brick or stone. Fireplace chimneys shall be covered with brick, wood, or other material approved in writing by Declarant. Unless other materials are specifically approved by Declarant, the roof of all Improvements shall be covered with asphalt shingles of weatherwood color or other approved material shingles.

5. No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any Lot except one sign per Lot consisting of not more than six (6) square feet advertising a lot as "For Sale"; nor shall the premises be used in any way for any purpose which may endanger the health or unreasonably disturb the owner or owners of any Lot or any resident thereof. No business activities of any kind whatsoever shall be conducted on any Lot. Provided, however, the foregoing paragraph shall not apply to the business activities, signs and billboards or the construction and maintenance of buildings, if any, by Declarant, their agents or assigns, during the construction and sale of the Lots.

6. No exterior television or radio antenna of any sort shall be permitted on any Lot. Notwithstanding the foregoing, an antenna that is designed to receive direct broadcast satellite service not exceeding one meter in diameter and attached directly to the residence may be permitted provided that the location and size of the proposed satellite receiving dish be first approved by the Declarant, or its assigns. No treehouses, tool sheds, dollhouses, windmills, or similar structures shall be permitted on any Lot.

7. No repair of any boats, automobiles, motorcycles, trucks, campers or similar vehicles requiring a continuous time period in excess of forty-eight (48) hours shall be permitted on any Lot at any time; nor shall vehicles offensive to the neighborhood be visibly stored, parked or abandoned on any Lot. No unused building material, junk or rubbish shall be left exposed on the Lot except during actual building operations, and then only in as neat and inconspicuous a manner as possible.

8. No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar chattel shall be maintained or stored on any part of a Lot (other than in an enclosed structure) for more than twenty (20) days within a calendar year. No motor vehicle may be parked or stored outside on any Lot, except vehicles driven on a regular basis by the occupants of the dwelling located on such Lot. No grading or excavating equipment, tractors or semitractors/trailers shall be stored, parked, kept or maintained in any yards, driveways or streets. However, this Section 8 shall not apply to trucks, tractors or commercial vehicles which are necessary for the construction of residential dwellings during their period of construction. All residential Lots shall provide at least the minimum number of off street parking areas or spaces for private passenger vehicles required by the applicable zoning ordinances of the City of Omaha, Nebraska. All garage doors must be closed when not in use.

9. No incinerator, trash burner or fuel tank shall be permitted on any Lot. No garbage or trash can or container shall be permitted outside of any dwelling at any time, except for pickup purposes and not in excess of eight (8) consecutive hours. No garden lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling or suitable storage facility, except when in actual use. No garbage, refuse, rubble or cutting shall be deposited on any street, road or Lot. No clothes line shall be permitted outside of any dwelling at any time.

10. Exterior lighting installed on any Lot shall either be indirect or of such a controlled focus and intensity as not to disturb the residents of adjacent Lots.

11. No fence shall be permitted to extend beyond the middle line of a main residential structure unless written approval is first obtained from Declarant. All fences shall be constructed of wood; chain link or wire type fences shall not be permitted. No hedges or mass planted shrubs shall be permitted more than ten (10) feet in front of the front building line. No fences or walls shall exceed a height of six (6) feet. All produce or vegetable gardens shall be maintained only in rear yards. All Lots shall be fully sodded at the time of completion of the Improvements.

12. No swimming pool shall be permitted which extends more than one foot above ground level.

13. Construction of any Improvement shall be completed within one (1) year from the date of commencement of excavation or construction of the Improvement. No excavation dirt shall be spread across any Lot in such a fashion as to materially change the contour of any Lot.

14. A public sidewalk shall be constructed of concrete four (4) feet wide by four (4) inches thick in front of each built upon Lot and upon the street side of each built upon corner Lot. The sidewalk shall be placed five (5) feet back of the street curb line and shall be constructed by the owner of the Lot prior to the time of completion of the main structure and before occupancy thereof; provided, however, this provision shall vary to comply with any requirements of the City of Omaha.

15. Driveway approaches between the sidewalk and curb on each Lot shall be constructed of concrete. Should repair or replacement of such approach be necessary, the repair or replacement shall also be of concrete. No asphalt overlay of driveway approaches will be permitted.

16. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on any Lot, except that a dog house constructed for one (1) dog shall be permitted; provided always that the construction plans, specifications and the location of the proposed structure have been first approved by Declarant, or its assigns, if required by this Declaration. Dog houses shall only be allowed at the rear of the residential structure, concealed from public view; no dog runs or kennels of any sort shall be allowed. No animals, livestock, agricultural-type animals, fowl, or poultry of any kind, including pot-bellied pigs, shall be raised, bred or kept on any Lot, except that dogs, cats, or other household pets maintained within the residential structure 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.

17. Any exterior air conditioning condenser unit shall be placed in the rear yard or any side yards so as not to be visible from public view. No grass, weeds or other vegetation will be grown or otherwise permitted to commence or continue, and no dangerous, diseased or otherwise objectionable shrubs or trees will be maintained on any Lot so as to constitute an actual or potential public nuisance, create a hazard or undesirable proliferation, or detract from a neat and trim appearance. Vacant Lots shall not be used for dumping of earth or any waste materials, and no vegetation on vacant Lots shall be allowed to reach a height in excess of twelve (12) inches.

18. No structure of a temporary character, trailer, basement, tent, outbuilding or shack shall be erected upon or used on any Lot at any time, either temporarily or permanently. No structure or dwelling shall be moved from outside Western Springs to any Lot unless the written approval of Declarant is first obtained.

19. Except for connection and access facilities, no electrical, plumbing, sprinkling, sewer or utility service lines shall be installed above ground on any Lot.

20. Declarant does hereby reserve unto itself the right to require the installation of siltation fences or erosion control devices and measures in such location, configurations, and designs as it may determine appropriate in its sole and absolute discretion.

ARTICLE II.  
BOUNDARY FENCE

1. Declarant must approve in writing any plans to construct boundary fences along 180th Street (the "Boundary Fence"). The Boundary Fence, if constructed, will be situated on the westerly most boundary line of Lots 35 through 43, inclusive; (ii) extend vertically approximately six (6) feet; (iii) be uniform in construction; and (iv) be of the same material as shall be determined by Declarant. Each of such lots are collectively referred to as the "Boundary Lots".

2. Declarant hereby declares that the Boundary Lots are subject to a permanent and exclusive right and easement in favor of Declarant and the Western Springs Homeowners Association to maintain, repair and replace the Boundary Fence. Without limitation of the rights and easements granted by this Declaration, the Declarant or Association may come upon any of the Boundary Lots for the purpose of constructing, installing, repairing, maintaining, removing, and replacing the Boundary Fence. Notwithstanding the foregoing, the Owner of a Boundary Lot agrees to keep the Boundary Fence adjoining the respective Owner's Lot in good order and repair and is primarily responsible for the repair or maintenance of the Boundary Fence adjoining the Owner's Lot.

ARTICLE III.  
TOWNHOME HOMEOWNERS' ASSOCIATION

1. The Association. Declarant shall cause the incorporation of WESTERN SPRINGS TOWNHOME HOMEOWNERS' ASSOCIATION, a Nebraska not for profit corporation (hereinafter referred to as the "Townhome Association"). The Townhome Association has as its purpose the promotion of the health, safety, recreation, welfare and enjoyment of the residents of the Lots, including:

A. The acquisition, construction, landscaping, improvement, equipment, maintenance, operation, repair, upkeep and replacement of Common Facilities for the general use, benefit and enjoyment of the Members and the maintenance and repair of the improvements to the Lots as set forth herein. Common Facilities may include recreational facilities such as swimming pools, tennis courts, health facilities, playgrounds and parks; dedicated and nondedicated roads, paths, ways and green areas; and signs, fencing and entrances for Western Springs. Common Facilities may be situated on property owned or leased by the Townhome Association, or on dedicated property or property subject to easements accepted by and benefiting the Townhome Association.

B. The promulgation, enactment, amendment and enforcement of rules and regulations relating to the use and enjoyment of any Common Facilities, provided always that such rules and regulations are uniformly applicable to all Members. The rules and regulations may regulate, limit and restrict use of the Common Facilities to Members, their families, their guests, and/or by other persons, who pay a fee or other charge in connection with the use or enjoyment of the Common Facility.

C. The exercise, promotion, enhancement and protection of the privileges and interests of the residents of Western Springs; and the protection and maintenance of the residential character of Western Springs.

2. Membership and Voting. The "Owner" of each Lot shall be a Member of this Townhome Association. For purposes of this Declaration, the term "Owner" of a Lot means and refers to the record owner, whether one or more persons or entities, of fee simple title to a Lot, but excluding however those parties having any interest in any of such Lot merely as security for the performance of an obligation (such as a contract seller, the trustee or beneficiary of a deed of trust, or a mortgagee). The purchaser of a Lot under a land contract or similar instrument shall be considered to be the "Owner" of the Lot for purposes of this Declaration. Membership shall be appurtenant to ownership of each Lot, and may not be separated from ownership of each Lot.

The Owner of each Lot, whether one or more persons and entities, shall be entitled to one (1) vote on each matter properly coming before the Members of the Townhome Association. It is understood that the Owner of each respective lot created as a result of a Lot split shall each be entitled to one (1) vote.

3. Purposes and Responsibilities. The Townhome Association shall have the powers conferred upon not for profit corporations by the Nebraska Nonprofit Corporation Act, and all powers and duties necessary and appropriate to accomplish the Purposes and administer the affairs of the Townhome Association. The powers and duties to be exercised by the Board of Directors, and upon authorization of the Board of Directors by the Officers, shall include but shall not be limited to the following:

A. The exterior maintenance, painting and insurance with respect to improvements constructed on the Lots.

B. The development, operation and administration of Common Facilities, and the enforcement of the rules and regulations relating to the Common Facilities.

C. The fixing, levying, collecting, abatement, and enforcement of all charges, dues, or assessments made pursuant to the terms of this Declaration.

D. The expenditure, commitment and payment of Townhome Association funds to accomplish the purposes of the Townhome Association including, but not limited to, payment for purchase of insurance covering any Common Facility or any improvement to a Lot against property damage and casualty, and purchase of liability insurance coverages for the Townhome Association, the Board of Directors of the Townhome Association and the Members.

E. The exercise of all of the powers and privileges, and the performance of all of the duties and obligations of the Townhome Association as set forth in this Declaration, as the same may be amended from time to time.

F. The acquisition by purchase or otherwise, holding, or disposition of any right, title or interest in real or personal property, wherever located, in connection with the affairs of the Townhome Association.

G. The deposit, investment and reinvestment of Townhome Association funds in bank accounts, securities, money market funds or accounts, mutual funds, pooled funds, certificates of deposit or the like.

H. The employment of professionals and consultants to advise and assist the Officers and Board of Directors of the Townhome Association in the performance of their duties and responsibilities for the Townhome Association.

I. General administration and management of the Townhome Association, and execution of such documents and doing and

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performance of such acts as may be necessary or appropriate to accomplish such administration or management.

J. The doing and performing of such acts, and the execution of such instruments and documents, as may be necessary or appropriate to accomplish the purposes of the Townhome Association.

4. Creation of the Lien and Personal Obligation of Assessments. The Declarant hereby covenants for each Assessable Lot and for each Owner of any Assessable Lot, by acceptance of a deed therefore or by entering into a contract for the purchase thereof, whether or not it shall be so expressed in such deed or in such contract, that it is, and shall be, deemed to covenant and agree to pay to the Townhome Association:

- (1) Special assessments for capital improvements, and
- (2) Monthly assessments for exterior maintenance and other operational expenses with respect to each Assessable Lot as deemed necessary by the Townhome Association, and

as such assessments shall be established and collected as hereinafter provided. The special assessments and monthly assessments together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment shall be made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person, persons, or entity who, or which, was the Owner of the property at the time when the assessment became due. The personal obligation for delinquent assessments shall not pass to such Owner's successors in title, unless expressly assumed by them.

5. Purpose or Assessments. The assessments levied upon the Townhome Association shall be used exclusively to promote the health, safety, recreation and welfare of the residents in the Properties and for exterior maintenance, and other matters as more fully set out in Article III herein. Assessments shall be levied solely against an Assessable Lot. Assessable Lot shall mean and refer to any Improved Lot which the Board of Directors of the Townhome Association determines is entitled to the benefits for which assessments are levied by the Townhome Association as provided in this instrument. An Improved Lot shall mean and refer to any Lot upon which shall be erected a dwelling the construction of which shall be at least 80% constructed according to the plans and specifications for construction of said dwelling.

6. Monthly Assessments. The Board of Directors shall have the authority to levy and assess from time to time against any Assessable Lot any monthly maintenance assessment for the purpose of meeting the requirements of this Article III for exterior maintenance.

7. Special Assessment for Capital Improvements. The Townhome Association may levy special assessments from time to time against a Lot for the purpose of meeting the requirements of this Article III herein for the costs of any construction, reconstruction, repair or replacement of any capital improvements on such Lot, including fixtures and personal property related thereto, provided that any such assessment shall have the consent of two-thirds (2/3) of the votes of each Lot, who shall vote in person or by proxy at a meeting duly called for such purpose.

8. Notice and Quorum for Any Action Authorized Under this Article. Written notice of any meeting called for the purpose of taking any action authorized under this Article III shall be sent to all Members not less than 10 days nor more than 50 days in advance of such meeting. At the first such meeting called, the presence of Members, in person or by proxy, entitled to cast sixty percent (60%) of all the votes of each Lot shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum, at such subsequent meeting shall be

one-half (1/2) of the required quorum at the preceding meeting. Any such subsequent meeting shall be held within 60 days following the preceding meeting.

9. Rate of Assessment. The monthly assessments shall be paid pro rata by the Owners of all Assessable Lots based upon the total number of Assessable Lots; provided, however, the Board of Directors of the Townhome Association may equitably adjust such prorations if it determines that certain Assessable Lots on which all of the improvements are not yet completed do not receive all of the benefits for which such assessments are levied. The monthly assessments may be collected on a monthly or other periodic basis by the Townhome Association. The Board of Directors of the Townhome Association shall fix the amount of the monthly or other periodic assessments against each Assessable Lot. Written notice of the assessment shall be sent to every Owner subject thereto. The dates payments are due shall be established by the Board of Directors. The special assessments for capital improvements shall only be assessed against the Assessable Lot for which the costs of such construction, reconstruction, repair or replacement of any capital improvements occurs. The Townhome Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Townhome Association, setting forth whether or not all assessments on a specified Assessable Lot have been paid. A properly executed certificate of the Townhome Association as to the status of assessments, on a particular Assessable Lot shall be binding upon the Townhome Association as of the date of its issue by the Townhome Association.

10. Effect of Nonpayment of Assessment; Remedies of the Townhome Association. Any assessment not paid within thirty (30) days after the due date shall be deemed delinquent and shall bear interest at the maximum legal rate allowable by law in the State of Nebraska, which at the time of the execution of these Declarations, is sixteen (16) percent per annum. Should any assessment remain unpaid more than sixty (60) days after the due date, the Townhome Association may declare the entire unpaid portion of said assessment for said year to be immediately due and payable and thereafter delinquent. The Townhome Association may bring an action at law against the Owner personally obligated to pay the same, or may foreclose the lien of such assessment against the property through proceedings in any Court having jurisdiction of actions for the enforcement of such liens. No Owner may waive or otherwise escape liability for the assessments provided herein by abandonment or title transfer of such Owner's Lot.

11. Subordination of the Lien to Mortgages. The lien on the assessments provided for herein shall be subordinate to the lien of any first mortgage, first deed of trust, or other initial purchase money security device, and the holder of any first mortgage, first deed of trust, or other initial purchase money security device, on any Lot may rely on this provision without the necessity of the execution of any further subordination agreement by the Townhome Association. Sale or transfer of any Lot shall not affect the status or priority of the lien for assessments made as provided herein. The Townhome Association, if authorized by its Board of Directors, may release the lien of any delinquent assessments on any Lot as to which the first mortgage, first deed of trust or initial purchase money security device thereon is in default, if such Board of Directors determines that such lien has no value to the Townhome Association. No mortgagee shall be required to collect any assessments due. The Townhome Association shall have the sole responsibility to collect all assessments due.

12. Abatement of Dues and Assessments. Notwithstanding any other provision of this Declaration, the Board of Directors may abate all or part of the dues or assessments due in respect of any Lot, and shall abate all dues and assessments due in respect of any Lot during the period such Lot is owned by the Declarant.

13. Monthly Assessments. Monthly assessments may be assessed for, but not limited to, the following:

- A. Care and maintenance of trees and shrubs, lawns, and other exterior landscaping improvements as originally installed by



the Declarant or builder, except such improvements as may be within the confines of any fenced in area on any Assessable Lot or installed by or at the direction of the Owner, which improvements shall be the responsibility of the Owner. The Owner understands that the original landscape as installed by the Declarant or builder is warranted for a period of one year from the time of planting. The Owner is responsible for replacement of all dead landscaping improvements after the one year warranty period expires and the Owner agrees to allow the Townhome Association to replace such dead landscape improvements at the expense of the Owner of record at the time of replacement and the Owner shall reimburse the Townhome Association on demand. The Townhome Association shall have no duty to repair, replace or maintain any exterior concrete surfaces.

B. Operation and maintenance of an underground watering system.

C. Snow removal from drives, front walks and stoops only as to be determined by the guidelines set forth by the Board of Directors.

D. Optional exterior window cleaning as deemed necessary by the Board of Directors.

14. Special Assessments. Special assessments may be assessed for, but not limited to, the following:

A. Maintain, repair, and replace roofs.

B. Maintain, repair, including painting, of all exterior walls, with the exception that the Townhome Association shall not assume the duty to repair or replace any glass surfaces, including, but not limited to, window glass and door glass. The Townhome Association shall not assume the duty to repair or replace any doors, door openers, and cooling units for air conditions systems. However, the Townhome Association shall assume the duty to paint the exterior surfaces of exterior doors.

C. Maintain, repair and replace gutters.

15. Party Walls. Party walls shall be constructed, maintained and repaired as follows:

A. General Rules of Law to Apply. Each wall which is built as part of the original construction of any dwelling upon a Lot, and which is placed on the dividing line between any adjoining Lots, shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Section, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

B. Sharing of Repair and Maintenance. The cost of reasonable repairs and maintenance of any party wall shall be shared by the Owners who make use of such party wall in proportion to the length of each Lot and party wall.

C. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owner or Owners shall thereafter make use of such party wall, such other Owner or Owners shall contribute to the cost of restoration thereof in proportion to such use, without prejudice, however, to the right of any such Owner or Owners to call for a larger contribution from other Owners under any rule of law regarding liability for negligent or willful acts or omissions.

D. Weatherproofing. Notwithstanding any other provision of this Section, an Owner who, by his negligent or willful act, causes the party wall to be exposed to the elements, shall bear the whole cost of furnishing the necessary protection against such elements and repair of damage caused by the elements.

E. Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors in title.

F. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Section, each Owner involved shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and all Owners shall be bound by any decision arrived at by a majority of all such arbitrations. Arbitration shall be governed by the terms of the Uniform Arbitration Act, to the extent consistent with the foregoing provisions.

16. Insurance. Insurance may be required as follows:

A. The Townhome Association may but shall not be obligated to, purchase and provide physical property coverage insurance with respect to the improvements (residential and related structures) in any amount equal to at least ninety percent (90%) of the full replacement value of the original improvements against losses by fire, lightning, wind storm and other perils covered by standard extended coverage endorsements. The full replacement value of the original improvements is defined as the base price of the original structure excluding, but no limited to, custom finished basements and any other improvements over the base original price. Insurance premiums are assessed uniformly based upon the base price of the original structures. Betterments done to the original structure and additional custom improvements shall not be covered by the Townhome Association's policy. The intent is to provide only coverage based only upon the basic purchase price excluding any custom betterments.

The Townhome Association shall also purchase and provide comprehensive general liability coverage insurance against any other hazards and in such amounts as shall be determined from time to time by the Board of Directors of the Townhome Association. The Townhome Association, in addition to the foregoing, shall provide Directors and Officers liability coverage insurance for the Townhome Association, for its Officers, and members of the Board of Directors. Finally, if the Townhome Association has any employees of any nature, the Townhome Association shall purchase and provide Workers' Compensation Insurance for all employees who may come within the scope of Nebraska Workers' Compensation laws.

The above insurance shall not cover the personal property of any Owner of any Lot, it being the Owner's responsibility to provide such insurance coverage for the Owner's protection. In addition, the Townhome Association may purchase such additional insurance against other hazards which may be deemed appropriate by the Board of Directors.

B. The Townhome Association is hereby irrevocably appointed as agent for each Owner of each and every Lot and for the holder of any Mortgage on any Lot, to adjust any and all claims arising under insurance policies purchased by the Townhome Association on the improvements on the Lots, joinder by any such Owner or mortgagee. All insurance proceeds shall be applied by the Townhome Association toward repairing the damage covered by such insurance, provided that reconstruction or repair shall not be compulsory where the damage

exceeds two-thirds (2/3) of the value of all the buildings and improvements on all of the Lots covered by such insurance.

The deductible portion of the applicable master insurance policy shall be borne equally by those Lots which have suffered the loss. Should the Owners so elect not to rebuild, the insurance proceeds, along with the insurance indemnity, if any, shall be credited to each Owner in accordance with such Owner's pro rata share of the loss as sustained from the casualty for which the proceeds shall be payable. Such sums shall be first applied towards satisfaction of any recorded first mortgage, first deed of trust, initial purchase money security device against such Lots, next applied towards satisfaction of junior recorded liens in order of their priority, next toward the cost of razing the improvements or any remnants thereof from said Properties, and the filling and leveling of any of said Lots, as needed, and the remainder shall then be paid to such Owner of such razed properties on a pro rata basis.

In case the insurance proceeds do not equal the cost of repairs or rebuilding, the excess cost shall be considered a maintenance expense to be assessed and collected by the Townhome Association from the Owner of the damaged improvements. In any case of over insurance, any excess proceeds of insurance received shall be credited towards the working fund of the Townhome Association.

C. Each Lot Owner may obtain such additional insurance for the individual Owner's benefit and at such Owner's own expense as may be deemed necessary by the Lot Owner, including coverage for specific improvements and betterments in the Owner's unit, personal liability, specific personal property items, the ten percent (10%) co-insurance provision of the full replacement cost of the base price of the original structure, and any exclusions of insurance coverage from the master policy provided by the Townhome Association.

17. Access. The Townhome Association, its officers, employees and agents, contractors and repairmen designated by the Townhome Association, shall have the right to go on any Lot for the purpose of performing the duties of the Townhome Association hereunder, and the Townhome Association is hereby granted a specific easement for such purposes.

18. Utility Meters and Service Lines. In order to facilitate the installation, operation, maintenance and repair of an underground watering system, such Lots as shall be designated from time to time by the Townhome Association shall have a dual metering system for water so as to permit the drawing of water for watering of the lawns, shrubs, trees and other vegetation located upon the Lots. It is understood that the amount of water metered for the residential use on any such Lot shall be paid for by the Owner of each Lot receiving water.

ARTICLE IV.  
WESTERN SPRINGS HOMEOWNERS' ASSOCIATION

1. The Association. Declarant has caused the incorporation of Western Spring's Homeowners' Association, a Nebraska not for profit corporation (hereinafter referred to as the "Association"). The Association has as its purpose the promotion of the health, safety, recreation, welfare and enjoyment of the residents of the Lots 31 through 50, Western Springs, including:

A. The acquisition, construction, landscaping, improvement, equipment, maintenance, operation, repair, upkeep and replacement of Common Facilities may include recreational facilities such as swimming pools, tennis courts, health facilities, playgrounds and

parcs; dedicated and nondedicated roads, paths, ways, linear trails, outlots and green areas; and signs and entrances for Western Springs. Common Facilities may be situated on property owned or leased by the Association, on public property, on private property subject to an easement in favor of the Association, or on property dedicated to a Sanitary Improvement District.

B. The promulgation, enactment, amendment and enforcement of rules and regulations relating to the use and enjoyment of any Common Facilities, provided always that such rules are uniformly applicable to all Members. The rules and regulations may permit or restrict use of the Common Facilities by Members. The rules and regulations may permit or restrict use of the Common Facilities by Members, their families, their guests, and/or by other persons, who may be required to pay a fee or other charge in connection with the use or enjoyment of the Common Facility.

C. The exercise, promotion, enhancement and protection of the privileges and interests of the residents of Western Springs; and the protection and maintenance of the residential character of Western Springs.

The Association is formed for the benefit of all residential property owners in Western Springs (single family and duplex/townhome multi-family).

2. Membership and Voting. Western Springs is initially divided into 20 separate residential lots (referred to as the "Lots"). The "Owner" of each Lot shall be a Member of this Association. For purposes of this Declaration, the term "Owner" of a Lot means and refers to the record owner, whether one or more persons or entities, of fee simple title to a Lot, but excluding however those parties having any interest in any of such Lot merely as security for the performance of an obligation (such as a contract seller, the trustee or beneficiary of a deed of trust, or a mortgagee). The purchaser of a Lot under a land contract or similar instrument shall be considered to be the "Owner" of the Lot for purposes of this Declaration. Membership shall be appurtenant to ownership of each Lot, and may not be separated from ownership of each Lot. It is understood that the Owner of each respective Lot created as a result of a Lot split shall be each entitled to one (1) vote.

The Owner of each Lot, whether one or more persons and entities, shall be entitled to one (1) vote on each matter property coming before the Members of the Association.

3. Purposes and Responsibilities. The Association shall have the powers conferred upon not for profit corporations by the Nebraska Nonprofit Corporation Act, and all powers and duties necessary and appropriate to accomplish the Purposes and administer the affairs of the Association. The powers and duties to be exercised by the Board of Directors, and upon authorization of the Board of Directors by the Officers, shall include but shall not be limited to the following:

A. The acquisition, development, maintenance, repair, replacement, operation and administration of Common Facilities, and the enforcement of the rules and regulations relating to the Common Facilities.

B. The landscaping, mowing, watering, repair and replacement of parks, outlots and other public property and improvements on parks or public property within or near Western Springs.

C. The fixing, levying, collecting, abatement, and enforcement of all charges, dues, or assessments made pursuant to the terms of this Declaration.

D. The expenditure, commitment and payment of Association funds to accomplish the purposes of the Association including, but not limited to, payment for purchase of insurance covering any Common Facility against property damage and casualty, and purchase of liability insurance coverages for the Association, the Board of Directors of the Association and the Members.

E. The exercise of all of the powers and privileges, and the performance of all of the duties and obligations of the Association as set forth in this Declaration, as the same may be amended from time to time.

F. The acquisition by purchase or otherwise, holding, or disposition of any right, title or interest in real or personal property, wherever located, in connection with the affairs of the Association.

G. The deposit, investment and reinvestment of Association funds in bank accounts, securities, money market funds or accounts, mutual funds, pooled funds, certificates of deposit or the like.

H. The employment of professionals and consultants to advise and assist the Officers and Board of Directors of the Association in the performance of their duties and responsibilities for the Association.

I. General administration and management of the Association, and execution of such documents and doing and performance of such acts as may be necessary or appropriate to accomplish such administration or management.

J. The doing and performing of such acts, and the execution of such instruments and documents, as may be necessary or appropriate to accomplish the purposes of the Association.

4. Mandatory Duties of Association. The Association shall maintain and repair the fence, signs, sidewalks, trails, pathways and landscaping which have been installed in easement areas of the Western Springs subdivision, center islands dividing dedicated roads and in outlots within the Western Springs subdivision, in generally good and neat condition.

5. Imposition of Dues and Assessments. The Association may fix, levy and charge the Owner of each Lot with dues and assessments (herein referred to respectively as "dues and assessments") under the following provisions of this Declaration. Except as otherwise specifically provided, the dues and assessments shall be fixed by the Board of Directors of the Association and shall be payable at the times and in the manner prescribed by the Board.

6. Abatement of Dues and Assessments. Notwithstanding any other provision of this Declaration, the Board of Directors may abate all or part of the dues or assessments due in respect of any Lot, and shall abate all dues and assessments due in respect of any Lot during the period such Lot is owned by the Declarant.

7. Liens and Personal Obligations for Dues and Assessments. The assessments and dues, together with interest thereon, costs and reasonable attorneys' fees, shall be the personal obligation of the Owner of each Lot at the time when the dues or assessments first become due and payable. The dues and assessments, together with interest thereon, costs and reasonable attorneys' fees, shall also be a charge and continuing lien upon the Lot in respect of which the dues and assessments are charged. The personal obligation for delinquent assessments shall not pass to the successor in title to the Owner at the time the dues and assessments become delinquent unless such dues and assessments are expressly assumed by the successors, but all successors shall take title subject to the

lien for such dues and assessments, and shall be bound to inquire of the Association as to the amount of any unpaid assessments or dues.

8. Purpose of Dues. The dues collected by the Association may be committed and expended to accomplish the purposes of the Association described in Section 1 of this Article, and to perform the Powers and Responsibilities of the Association described in Sections 3 and 4 of this Article.

9. Maximum Annual Dues. Unless excess dues have been authorized by the Members in accordance with Section 11, below, the aggregate dues which may become due and payable in any year shall not exceed the greater of:

A. One Hundred Twenty-Five and no/100 Dollars (\$125.00) per Lot.

B. In each calendar year beginning on January 1, 1998, one hundred twenty-five percent (125%) of the aggregate dues charged in the previous calendar year.

10. Assessments for Extraordinary Costs. In addition to the dues, the Board of Directors may levy an assessment or assessments for the purpose of defraying, in whole or in part, the costs of any acquisition, construction, reconstruction, repair, painting, maintenance, improvement, or replacement of any Common Facility, including fixtures and personal property related thereto, and related facilities. The aggregate assessments in each calendar year shall be limited in amount to Two Hundred and no/100 Dollars (\$200.00) per Lot.

11. Excess Dues and Assessments. With the approval of seventy-five percent of the Members of the Association, the Board of Directors may establish dues and/or assessments in excess of the maximums established in this Declaration.

12. Uniform Rate of Assessment. Assessments and dues shall be fixed at a uniform rate as to all Lots, but dues may be abated as to individual Lots, as provided in Section 5, above.

13. Certificate as to Dues and Assessments. The Association shall, upon written request and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the dues and assessments on a specified Lot have been paid to the date of request, the amount of any delinquent sums, and the due date and amount of the next succeeding dues, assessment or installment thereof. The dues and assessment shall be and become a lien as of the date such amounts first become due and payable.

14. Effect of Nonpayment of Assessments-Remedies of the Association. Any installment of dues or assessment which is not paid when due shall be delinquent. Delinquent dues or assessment shall bear interest from the due date at the rate of sixteen percent (16%) per annum, compounded annually. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot or Lots, and pursue any other legal or equitable remedy. The Association shall be entitled to recover as a part of the action and shall be indemnified against the interest, costs and reasonable attorneys' fees incurred by the Association with respect to such action. No Owner may waive or otherwise escape liability for the charge and lien provided for herein by nonuse of the Common Area or abandonment of his Lot. The mortgagee of any 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 shall assign to such mortgagee all of its rights with respect to such lien and right of foreclosure and such mortgagee may thereupon be subrogated to any rights of the Association.

15. Subordination of the Lien to Mortgagee. The lien of dues and assessments provided for herein shall be subordinate to the lien of any mortgage, contract or deed of trust given as collateral for a home improvement or purchase

money loan. Sale or transfer of any Lot shall not affect or terminate the dues and assessment lien.

ARTICLE V.  
EASEMENTS AND CONNECTION

1. A perpetual license and easement is hereby reserved in favor of and granted to the Omaha Public Power District, Northwestern Bell Telephone Company, any company which has been granted a franchise to provide a cable television system within the Lots, and the City of Omaha, the Metropolitan Utilities District, and Sanitary and Improvement District No. 411 of Douglas County, Nebraska, their successors and assigns, to erect and operate, maintain, repair and renew buried or underground sewers, water and gas mains and cables, lines or conduits and other electric and telephone utility facilities for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service and for the transmission of signals and sounds of all kinds including signals provided by a cable television system and the reception on, over, through, under and across a five (5) foot wide strip of land abutting the front and the side boundary lines of the Lots; an eight (8) foot wide strip of land abutting the rear boundary lines of all interior Lots and all exterior lots that are adjacent to presently platted and recorded Lots; and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior Lots that are not adjacent to presently platted and recorded Lots. The term exterior Lots is herein defined as those Lots forming the outer perimeter of the Lots. The sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip when such adjacent land is surveyed, platted and recorded.

2. A perpetual easement is further reserved for the City of Omaha and/or the Metropolitan Utilities District, their successors and assigns to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes, hydrants and other related facilities and to extend therein pipes for the transmission of gas and water on, through, under and across a five (5) foot wide strip of land abutting all cul-de-sac streets; this license being granted for the use and benefit of all present and future owners of these Lots; provided, however, that such licenses and easements are granted upon the specific conditions that if any of such utility companies fail to construct such facilities along any of such Lot lines within thirty-six (36) months of date hereof, or if any such facilities are constructed but are thereafter removed without replacement within sixty (60) days after their removal, then such easement shall automatically terminate and become void as to such unused or abandoned easementways. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the easementways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforementioned uses or rights granted herein.

3. A perpetual easement is further reserved in favor of the Declarant and the Association, its successors and assigns to create, install, repair, reconstruct, paint, maintain, and renew a fence, standards and related accessories located on, over and upon the rear most ten (10) foot wide strip of land abutting the rear boundary lines of Lots 35 through 43, inclusive.

4. In the event that ninety percent (90%) of all Lots within the subdivision are not improved within five (5) years after the date on which Northwestern Bell Telephone Company files notice that it has completed installation of telephone lines to the Lots in the subdivision (herein the "Subdivision Improvement Date"), then Northwestern Bell Telephone Company may impose a connection charge on each unimproved Lot in the amount of Four Hundred Fifty and no/100 Dollars (\$450.00). A Lot shall be considered as unimproved if construction of a permanent structure has not commenced on a Lot. Construction shall be considered as having commenced if a footing inspection has been requested on the Lot in question by officials of the City or other appropriate governmental authority.

Should such charge be implemented by Northwestern Bell Telephone Company and remain unpaid, then such charge may draw interest at the rate of twelve percent (12%) per annum commencing after the expiration of sixty (60) days from the time all of the following events shall have occurred: (1) the Subdivision Improvement Date, and (2) Northwestern Bell Telephone Company sends each owner of record a written statement or billing for Four Hundred Fifty and no/100 Dollars (\$450.00) for each unimproved Lot.

5. Other easements are provided for in the final plat of Western Springs which is filed in the Register of Deeds of Douglas County, Nebraska (Book 2056, Pages 675 - 681).

**ARTICLE VI.  
GENERAL PROVISIONS**

1. Except for the authority and powers specifically granted to the Declarant, the Declarant or any owner of a Lot named herein shall have the right to enforce by a proceeding at law or in equity, all reservations, restrictions, conditions and covenants now or hereinafter imposed by the provisions of this Declaration either to prevent or restrain any violation or to recover damages or other dues of 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 of the right to do so thereafter.

2. The covenants and restrictions of this Declaration shall run with and bind the land for a term of thirty (30) years from the date this Declaration is recorded. This Declaration may be amended by Declarant, or any person, firm, corporation, partnership, or entity designated in writing by Declarant in any manner which it may 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 percent (75%) of the Lots covered by this Declaration.

3. Declarant, or its successor or assign, may terminate its status as Declarant under this Declaration, at any time, by filing a Notice of Termination of Status as Declarant. Upon such filing, Association may appoint itself or another entity, association or individual to serve as Declarant, and such appointee shall thereafter serve as Declarant with the same authority and powers as the original Declarant.

4. Invalidation of any covenant 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 Declarant has caused these presents to be executed this 28 day of April, 1997.

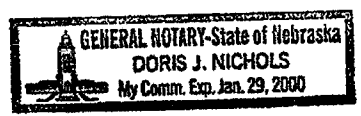
**WESTERN SPRINGS DEVELOPMENT CORPORATION, a Nebraska corporation**

By *Gerald L. Torczon*  
President

STATE OF NEBRASKA )  
                                  ) ss.:  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 28 day of April, 1997, by GERALD L. TORCZON, President of WESTERN SPRINGS DEVELOPMENT CORPORATION, a Nebraska corporation, on behalf of the corporation.

*Doris J. Nichols*  
Notary Public



NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS





MISC 2008107655



NOV 05 2008 12:53 P 45

misc  
 FEE 244<sup>00</sup> FB Various  
 45 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP <sup>BW</sup> \_\_\_\_\_  
 38 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_  
 \*

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 11/5/2008 12:53:52.59



2008107655

**DECLARATION**  
**OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS**  
**FOR THE DUPLEX/TOWNHOME RESIDENTIAL LOTS**  
**OF WESTERN SPRINGS, A SUBDIVISION**  
**IN DOUGLAS COUNTY, NEBRASKA**

THIS DECLARATION, made on the date hereinafter set forth, is made by WESTERN SPRINGS TOWNHOME HOMEOWNERS ASSOCIATION, hereinafter referred to as the "Townhome Association" or "Declarant".

**PRELIMINARY STATEMENT**

The Declarant is the governing body of certain real property located within Douglas County, Nebraska and described as follows:

Lots 1 and 2, Replats 1 through 13, inclusive; Lots 1 and 2, Replats 15 through 18, inclusive; Lots 1 and 2, Replat 20; and Lots 1 and 2, Replat 23, Western Springs, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

The Declarant desires to provide for the preservation of the values and amenities of Western Springs Townhomes, for the maintenance of the character and residential integrity of Western Springs Townhomes, and for the acquisition, construction, maintenance, use and enjoyment of the residents of Western Springs Townhomes.

NOW, THEREFORE, the Declarant hereby declares that each and all of the Lots shall be held, sold and conveyed subject to the following restrictions, covenants, conditions and easements, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Lots, and the enjoyment of the residents of the Lots. These restrictions, covenants, conditions and easements shall run with such Lots and shall be binding upon all parties having or acquiring any right, title or interest in each Lot, or any part thereof, as is more fully described herein. The Lots, and each Lot is and shall be subject to all and each of the following conditions and other terms:

RETURN: Bruce Workman  
 2120 S. 179th St.  
 Omaha, NE 68124

**ARTICLE I.**  
**RESTRICTIONS AND COVENANTS**

1. The Townhome Association must approve plans for external improvements to dwellings. Examples of external improvements include but are not limited to: fence, wall, driveway, patio, deck, dog house, new landscaping beds, or change of exterior paint color or change of roof type or color, satellite dishes and/or "discs" on rear of dwelling, flag pole, or outdoor lighting. External changes not allowed include but are not limited to: patio enclosure, swimming pool, pool house, basketball backboards and/or pole, tree house, antenna, satellite receiving station, satellite dishes and/or "discs" on front of dwelling or roof, solar heating or cooling device, tool shed, or windmill. No other external improvement, above or below the ground (herein all referred to as any "Improvement") shall be constructed, erected, placed or permitted to remain on any Lot, nor shall any grading or excavation for any Improvement be commenced, except for Improvements which have been approved by Declarant as follows:

A. Two sets of construction plans, landscaping plans and plot plans must be submitted to the Townhome Board of Directors for review. The plans should include a description, type, quality, color, and use of materials proposed for the exterior of planned improvement. Plans will be labeled with the homeowners' name and address.

B. The Townhome Board of Directors shall review submitted plans taking into consideration neighboring lots in the surrounding area and any general impact on the appearance of the townhome community. The decision to approve or refuse approval of a proposed improvement shall be determined based on promoting the development of the townhome community and to protect the values, character and harmony of external design and location within the community.

C. Written Notice of any refusal to approve a proposed Improvement shall be mailed to the owner at the address specified within 30 days after the plans are submitted. If notice of refusal is not mailed within such period, the improvement will be deemed approved by the Board of Directors.

D. No responsibility, liability or obligation shall be assumed by or imposed upon the Townhome Association as a result of any failure to act by the Board of Directors with respect to any proposed improvement.

2. No residence shall be created, altered, placed or permitted to remain on any Lot other than the one (1) multi-family (duplex) residential structure, with each respective side of the duplex structure containing a minimum of 1,200 sq. ft. of living space area on the main floor and above the basement level. Two (2) single-family attached residences may be created for one (1) original duplex structure. Living space 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 basement is not considered a story even if it is one hundred percent (100%) above grade on one side, and essentially below grade on the other three (3) sides. All dwellings shall have attached, enclosed, side-by-side, two (2) car garages minimum which must contain area of not less than four hundred (400) square feet. Residences on all lots shall have a minimum set back of twenty-five (25) feet.

3. The exposed front foundation walls and any foundation walls facing any street must be constructed of or faced with brick. All exposed side and rear concrete or concrete block foundation walls not facing a street must be painted. All driveways must be constructed of concrete. All roofs shall be covered with asphalt shingles.

4. No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any Lot with the following exceptions:

- A. A "For Sale" sign advertising dwelling.
- B. A campaign sign with the maximum size being two feet by three feet. Campaign signs may be displayed for a maximum of 45 days prior to an election.

The Board of Directors shall have final say on what constitutes an unsightly object or nuisance if a neighbor complains.

5. No business activities shall be conducted on any Lot that promotes unusual traffic, deliveries, or otherwise call attention to said Lot. No signs or separate entrances may be maintained for the operation of any business activity; nor shall the premises be used in any way for any purpose which may endanger the health or unreasonably disturb the owner or owners of any Lot or any resident thereof. Further, a Lot shall not be used for the operation of any type of business enterprise that results in the storage or collection of inventory or materials on the exterior of the residence. An exception shall apply to activities and/or signs for maintenance of the townhomes.

6. No repair of vehicles requiring a continuous time period in excess of forty-eight (48) hours shall be permitted on any Lot at any time. (Vehicles include but are not limited to boats, automobiles, motorcycles, trucks, and campers.) Vehicles deemed offensive (as determined by the Board of Directors) to the neighborhood may not be visibly stored, parked, or abandoned on any Lot. No unusual building material, junk or rubbish shall be left exposed on the Lot except during actual building operations.

7. No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar vehicle shall be maintained or stored on any part of a Lot for more than twenty (20) days within a calendar year. No motor vehicle may be parked or stored outside on any Lot, except vehicles driven on a regular basis by the occupants of the dwelling located on such Lot. All garage doors must be closed when not in use.

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8. No incinerator, trash burner or fuel tank shall be permitted on any Lot. No garbage or trash can or container shall be permitted outside of any dwelling at any time, except for pickup purposes and not in excess of twenty-four (24) consecutive hours. No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling, except when in actual use. No garbage, refuse, rubble or cuttings shall be deposited on any street, road or Lot. No clothes line shall be permitted outside of any dwelling at any time.

9. Exterior lighting installed on any Lot shall either be indirect or of such a controlled focus and intensity as not to disturb the residents of adjacent Lots.

10. No fence shall be permitted to extend beyond the middle line of a main residential structure. All fences shall be constructed of wood. No chain link or wire type fences shall be permitted. No fences or walls shall exceed a height of four (4) feet. Before erecting a fence, plans must be submitted to the Board of Directors for approval. (See Article I, No. 1A). No hedges or mass planted shrubs shall be permitted in the front yard. All produce or vegetable gardens shall be maintained only in rear yards. All Lots shall be fully sodded except for outlined and maintained landscaping beds or plantings.

11. Construction of any Improvement approved by the Board of Directors shall be completed within a timely manner from the start date. No dirt shall be spread across any Lot in such a fashion as to materially change the contour of the Lot or harm adjoining Lots.

12. Driveways and approaches and all public sidewalks on each Lot shall be constructed of concrete. No asphalt will be permitted.

13. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected on any Lot except that a dog house constructed for one (1) dog shall be permitted; provided always that the construction plans, specifications, and the location of the proposed structure have been first approved by the Board of Directors. Dog houses shall only be allowed at the rear of the residential structure, concealed from public view. No dog runs or kennels of any sort shall be allowed.

14. Any exterior air conditioning condenser unit shall be placed in the rear yard or any side yards so as not to be visible from public view. No grass, weeds or other vegetation will be allowed to grow so as to create an actual or potential public nuisance, create a hazard or undesirable proliferation, or detract from a neat and trim appearance.

15. No structure such as a trailer, tent, outbuilding or shack shall be permanently erected on any Lot at any time. Tents may be temporarily erected for no more than two (2) days.

16. No electrical, plumbing, sprinkling, sewer or utility service lines shall be installed above ground on any Lot.

17. Siltation fences or erosion control devices and measures may be installed in such location, configurations, and designs as the Board of Directors may determine appropriate in their discretion.

18. No Lot and residence thereon may be leased to any party who is not related to the Member who owns the Lot, whether by marriage or blood.

**ARTICLE II.  
BOUNDARY FENCE**

1. A boundary fence along 180<sup>th</sup> Street (the "Boundary Fence") exists. The Boundary Fence is situated on the westerly most boundary line of Lots 1 and 2, Replat 2; Lot 1, Replat 4; Lots 1 and 2, Replats 5 through 12 inclusive. These lots are collectively referred to as the "Boundary Lots".

2. The Owner of a Boundary Lot agrees to keep the Boundary Fence adjoining the respective Owner's Lot in good order and repair. The Owner is primarily responsible for the repair or maintenance of the Boundary Fence adjoining the Owner's Lot. The Townhome Association is granted a permanent and exclusive easement to maintain, repair and replace the Boundary Fence should it be necessary.

**ARTICLE III.  
TOWNHOME HOMEOWNERS' ASSOCIATION**

1. The Association. WESTERN SPRINGS TOWNHOME HOMEOWNERS' ASSOCIATION, is incorporated as a Nebraska, not-for-profit corporation (hereinafter referred to as the "Townhome Association"). The Townhome Association has as its purpose the promotion of the health, safety, recreation, welfare and enjoyment of the residents of the Lots, including:

A. The acquisition, construction, landscaping, improvement, equipment, maintenance, operation, repair, upkeep and replacement of Common Facilities for the general use, benefit and enjoyment of the Members and the maintenance and repair of the improvements to the Lots as set forth herein. Common Facilities may include recreational facilities such as swimming pools, tennis courts, health facilities, playgrounds and parks; dedicated and nondedicated roads, paths, ways and green areas; and signs, fencing and entrances. Common Facilities may be situated on property owned or leased by the Townhome Association, or on dedicated property or property subject to easements accepted by and benefiting the Townhome Association.

B. The promulgation, enactment, amendment and enforcement of rules and regulations relating to the use and enjoyment of any Common Facilities, provided always that such rules and regulations are uniformly applicable to all Members. The rules and regulations may regulate, limit

and restrict use of the Common Facilities to Members, their families, their guests, and/or by other persons, who pay a fee or other charge in connection with the use or enjoyment of the Common Facility.

C. The exercise, promotion, enhancement and protection of the privileges and interests of the residents; and the protection and maintenance of the residential character of the Western Springs townhomes.

2. Membership and Voting. The "Owner" of each Lot shall be a Member of this Townhome Association. The Owner of each Lot, whether one or more persons and entities, shall be entitled to one (1) vote on each matter coming before the Members of the Townhome Association. "Lot" is defined as one specific street address.

3. Purposes and Responsibilities. The Townhome Association shall have the powers conferred upon not for profit corporations by the Nebraska Nonprofit Corporation Act, and all powers and duties necessary and appropriate to accomplish the Purposes and administer the affairs of the Townhome Association. The powers and duties to be exercised by the Board of Directors, and upon authorization of the Board of Directors by the Officers, shall include but shall not be limited to the following:

A. The development, operation and administration of Common Facilities, and the enforcement of the rules and regulations relating to the Common Facilities.

B. The fixing, levying, collecting, abatement, and enforcement of all charges, dues, or assessments made pursuant to the terms of this Declaration.

C. The expenditure, commitment and payment of Townhome Association funds to accomplish the purposes of the Townhome Association including, but not limited to, payment for purchase of insurance covering any Common Facility and purchase of liability insurance coverages for the Townhome Association or the Board of Directors of the Townhome Association.

D. The exercise of all of the powers and privileges, and the performance of all of the duties and obligations of the Townhome Association as set forth in this Declaration, as the same may be amended from time to time.

E. The acquisition by purchase or otherwise, holding, or disposition of any right, title or interest in real or personal property, wherever located, in connection with the affairs of the Townhome Association.

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F. The deposit, investment and reinvestment of Townhome Association funds in bank accounts, securities, money market funds or accounts, mutual funds, pooled funds, certificates of deposit or the like.

G. The employment of professionals and consultants to advise and assist the Officers and Board of Directors of the Townhome Association in the performance of their duties and responsibilities for the Townhome Association.

H. General administration and management of the Townhome Association and execution of such documents and doing and performance of such acts as may be necessary or appropriate to accomplish such administration or management.

I. The doing and performing of such acts, and the execution of such instruments and documents, as may be necessary or appropriate to accomplish the purposes of the Townhome Association.

4. Creation of the Lien and Personal Obligation of Assessments. The Townhome Association hereby covenants for each Assessable Lot and for each Owner of any Assessable Lot, by acceptance of a deed therefore or by entering into a contract for the purchase thereof, whether or not it shall be so expressed in such deed or in such contract, that it is, and shall be, deemed to covenant and agree to pay to the Townhome Association:

- (1) Special assessments for capital improvements, and
- (2) Monthly assessments for services agreed on by the Board of Directors and other operational expenses deemed necessary by the Townhome Association.

Failure to pay special and/or monthly assessments can result in a lien upon the property against which assessments were made. Each assessment, along with interest, costs, and reasonable attorney's fees shall be the personal obligation of the Owner of the Lot.

5. Purpose of Assessments. The assessments levied upon the Members of the Townhome Association shall be used exclusively to promote the health, safety, recreation and welfare of the residents and for services agreed on by the townhome owners.

6. Monthly Assessments. The Board of Directors shall have the authority to levy and assess from time to time any Lot, any monthly maintenance assessment for the purpose of meeting the requirements for services agreed on by the Board of Directors.

7. Special Assessment for Capital Improvements. The Townhome Association may levy special assessments from time to time against a Lot for the purpose

of meeting the requirements of this Article III herein for the costs of any construction, reconstruction, repair or replacement of any capital improvements on such Lot, including fixtures and personal property related thereto, provided that any such assessment shall have the consent of the majority of the votes of the Members, who shall vote in person or by proxy at a meeting duly called for such purpose.

8. Notice and Quorum for Any Action Authorized Under this Article. Written notice of any meeting called for the purpose of taking any action authorized for a Special Assessment shall be sent to all Members not less than 10 days nor more than 50 days in advance of such meeting. A quorum of attendance at the meeting shall consist of 60% of all eligible votes. If the required quorum is not present, another meeting may be called subject to the same notice requirement. The required quorum for the second meeting is half of the required quorum at the first meeting. Any subsequent meeting held shall be held within sixty (60) days of the preceding meeting.

9. Rate of Assessment. The monthly assessments shall be paid pro rata by the Owners of all Assessable Lots based upon the total number of Assessable Lots; provided, however, the Board of Directors of the Townhome Association may equitably adjust such prorations if it determines that certain Assessable Lots on which all of the improvements are not yet completed do not receive all of the benefits for which such assessments are levied. The monthly assessments may be collected on a monthly or other periodic basis by the Townhome Association. The Board of Directors of the Townhome Association shall fix the amount of the monthly or other periodic assessments against each Assessable Lot. Written notice of the assessment shall be sent to every Owner subject thereto. The dates payments are due shall be established by the Board of Directors.

The special assessments for capital improvements shall only be assessed against the Assessable Lot for which the costs of such construction, reconstruction, repair or replacement of any capital improvements occurs.

The Townhome Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Townhome Association, setting forth whether or not all assessments on a specified Assessable Lot have been paid. A properly executed certificate of the Townhome Association as to the status of assessments, on a particular Assessable Lot shall be binding upon the Townhome Association as of the date of its issue by the Townhome Association.

10. Effect of Nonpayment of Assessment; Remedies of the Townhome Association. Any assessment not paid within thirty (30) days after the due date shall be deemed delinquent and shall bear interest at the maximum legal rate allowable by law in the State of Nebraska, which at the time of the execution of these Declarations, is sixteen (16%) percent per annum. Should any assessment remain unpaid more than sixty (60) days after the due date, the Townhome Association may declare the entire unpaid portion of said assessment for said year to be immediately due and payable and thereafter delinquent. The Townhome Association may bring an action at law against the Owner



9

personally obligated to pay the same, or may foreclose the lien on such assessment against the property through proceedings in any Court having jurisdiction of actions for the enforcement of such liens. No Owner may waive or otherwise escape liability for the assessments provided herein by abandonment or title transfer of such Owner's Lot.

11. Subordination of the Lien to Mortgage. The lien on the assessments provided for herein shall be subordinate to the lien of any first mortgage, first deed of trust, or other initial purchase money security device, and the holder of any first mortgage, first deed of trust, or other initial purchase money security device, on any Lot may rely on this provision without the necessity of the execution of any further subordination agreement by the Townhome Association. Sale or transfer of any Lot shall not affect the status or priority of the lien for assessments made as provided herein. The Townhome Association, if authorized by its Board of Directors, may release the lien of any delinquent assessments on any Lot as to which the first mortgage, first deed of trust or initial purchase money security device thereon is in default, if such Board of Directors determines that such lien has no value to the Townhome Association. No mortgagee shall be required to collect any assessments due. The Townhome Association shall have the sole responsibility to collect all assessments due.

12. Abatement of Dues and Assessments. Notwithstanding any other provision of this Declaration, the Board of Directors may abate all or part of the dues or assessments due in respect of any Lot.

13. Monthly Assessments. Monthly assessments may be assessed for, but not limited to, the following as determined by the Board of Directors:

- A. Care and maintenance of lawns.
- B. Operation and maintenance of an underground watering system.
- C. Snow removal from drives, front walks and stoops only.
- D. Exterior window cleaning.
- E. Other services (for example, private trash collection.).

14. Special Assessments. Special assessments may be assessed for, but not limited to, the following:

- A. Repair and/or replacement of lawn sprinkler system.
- B. Maintenance and/or replacement of Boundary fence as defined in Article II.
- C. Reimbursement to repair the exterior of a townhome unit not properly maintained.

15. Party Walls. Party walls shall be constructed, maintained and repaired as follows:

A. General Rules of Law to Apply. Each wall which is built as part of the original construction of any dwelling upon a Lot, and which is placed on the dividing line between any adjoining Lots, shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Section, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

B. Sharing of Repair and Maintenance. The cost of reasonable repairs and maintenance of any party wall shall be shared by the Owners who make use of such party wall in proportion to the length of each Lot and party wall.

C. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the Owner or Owners shall thereafter make use of such party wall, such other Owner or Owners shall contribute to the cost of restoration thereof in proportion to such use, without prejudice, however, to the right of any such Owner or Owners to call for a larger contribution from other Owners under any rule of law regarding liability for negligent or willful acts or omissions.

D. Weatherproofing. Notwithstanding any other provision of this Section, an Owner who, by his negligent or willful act, causes the party wall to be exposed to the elements, shall bear the whole cost of furnishing the necessary protection against such elements and repair of damage caused by the elements.

E. Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors in title.

F. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Section, each Owner involved shall choose an arbitrator, and such arbitrators shall choose one additional arbitrator, and all Owners shall be bound by any decision arrived at by a majority of all such arbitrations. Arbitration shall be governed by the terms of the Uniform Arbitration Act, to the extent consistent with the foregoing provisions.

16. Insurance. Insurance may be required as follows:

A. All Owners shall be responsible for providing their own insurance to cover risk and liability to personal and real property. The Townhome Association assumes no responsibility to provide any insurance coverage to any individual Owner.

B. The Townhome Association may purchase and provide comprehensive general liability coverage insurance against any other hazards and in such amounts as shall be determined from time to time by the Board of Directors of the Townhome Association. The Townhome Association, in addition to the foregoing, shall provide Directors and Officers liability coverage insurance for the Townhome Association, for its Officers, and members of the Board of Directors. Finally, the Townhome Association shall purchase and provide Workers' Compensation Insurance for all employees who may come within the scope of Nebraska Workers' Compensation laws.

17. Access. The Townhome Association, its officers, employees and agents, contractors and repairmen designated by the Townhome Association, shall have the right to go on any Lot for the purpose of performing the duties of the Townhome Association hereunder, and the Townhome Association is hereby granted a specific easement for such purposes.

18. Utility Meters and Service Lines. In order to facilitate the installation, operation, maintenance and repair of an underground watering system, such Lots as shall be designated from time to time by the Townhome Association shall have a dual metering system for water so as to permit the drawing of water for watering of the lawns, shrubs, trees, and other vegetation located upon the Lots. It is understood that the amount of water metered for the residential use on any such Lot shall be paid for by the Owner of each Lot receiving water.

#### ARTICLE IV EASEMENTS AND CONNECTION

1. A perpetual license and easement is hereby reserved in favor of and granted to the Omaha Public Power District, Northwestern Bell Telephone Company, any company which has been granted a franchise to provide a cable television system within the Lots, and the City of Omaha, the Metropolitan Utilities District, and Sanitary and Improvement District No. 411 of Douglas County, Nebraska, their successors and assigns, to erect and operate, maintain, repair and renew buries or underground sewers, water and gas mains and cables, lines or conduits and other electric and telephone utility facilities for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service and for the transmission of signals and sounds of all kinds including signals provided by a cable television system and the reception on, over, through, under and across a five (5) foot wide strip of land abutting the front and the side boundary lines of the Lots; an eight (8) foot wide strip of land abutting the rear boundary lines of all interior Lots and all exterior lots that are adjacent to presently platted and recorded Lots; and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior Lots that are not adjacent to presently platted and recorded Lots. The term exterior Lots is herein defined as those Lots forming the outer perimeter of the Lots. The sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip when such adjacent land is surveyed, platted and recorded.

2. A perpetual easement is further reserved for the City of Omaha and/or the Metropolitan Utilities District, their successors and assigns to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes, hydrants and other related facilities, and to extend therein pipes for the transmission of gas and water on, through, under and across a five (5) foot wide strip of land abutting all cul-de-sac streets; this license being granted for the use and benefit of all present and future owners of these Lots; provided, however, that such licenses and easements are granted upon the specific conditions that if any of such utility companies fail to construct such facilities along any of such Lot lines within thirty-six (36) months of date hereof, or if any such facilities are constructed but are thereafter removed without replacement within sixty (60) days after their removal, then such assessment shall automatically terminate and become void as to such unused or abandoned easement ways. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the easement ways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforementioned uses or rights granted herein.

3. A perpetual easement is further reserved in favor of the Declarant and the Association, its successors and assigns to create, install, repair, reconstruct, paint, maintain, and renew a fence, standards and related accessories located on, over and upon the rear most then (10) foot wide strip of land abutting the rear boundary lines of Lots 1 and 2, Replat 2; Lot 1, Replat 4; Lots 1 and 2, Replats 5 through 12 inclusive.

4. Other easements are provided for in the final plat and replats of Western Springs which are filed in the Register of Deeds of Douglas County, Nebraska.

**ARTICLE V.**  
**GENERAL PROVISIONS**

1. Except for the authority and powers specifically granted to the Townhome Association, the Townhome Association or any owner of a Lot named herein shall have the right to enforce by a proceeding at law or in equity, all reservations, restrictions, conditions and covenants now or hereinafter imposed by the provisions of this Declaration either to prevent or restrain any violation or to recover damages or other dues of such violation. Failure by the Townhome Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

2. The covenants and restrictions of this Declaration shall run with and bind the land for a term of thirty (30) years from the date this Declaration is recorded. This Declaration may be amended by an instrument signed by the owners of not less than two-thirds (2/3) of the Lots covered by this Declaration. The covenants shall be automatically extended for additional periods of ten (10) years unless a majority of the Members file a termination notice in the office of the Douglas County Register of Deeds within thirty (30) days of the covenant termination date.

3. Declarant, or its successor or assign, may terminate its status as Declarant under this Declaration, at any time, by filing a Notice of Termination of Status as Declarant. Upon such filing, the Association may appoint itself or another entity, association or individual to serve as Declarant, and such appointee shall thereafter serve as Declarant with the same authority and powers as the original Declarant.

4. Invalidation of any covenant 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 Declarant has caused these presents to be executed this 3 day of November, 2008.

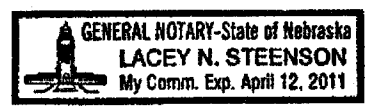
WESTERN SPRINGS TOWNHOME  
HOMEOWNERS' ASSOCIATION, a  
Nebraska Corporation,

BY: Bruce L Workman  
President

STATE OF NEBRASKA    )  
  ) ss:  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 3rd day of November, 2008, by Bruce L Workman, President of WESTERN SPRINGS TOWNHOME HOMEOWNERS' ASSOCIATION, a Nebraska Corporation.

Lacey N Steenson  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

John E. Adams     )  
                                  ) Declarants  
Bonnie J. Adams    )

2227 South 179th Street  
Omaha, NE 68130

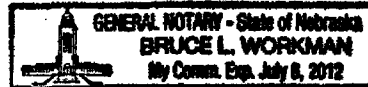
John E. Adams 10/29/08  
John E. Adams

Bonnie J. Adams  
Bonnie J. Adams

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 29<sup>th</sup> day of October, 2008 by John E. Adams and Bonnie J. Adams.

Bruce L Workman  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Malverne F. Hutchison ✓ )  
 ) Declarants  
Sharon G. Hutchison )

2229 South 179th Street  
Omaha, NE 68130

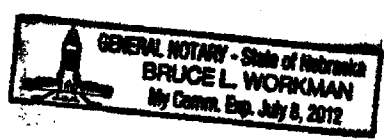
Malverne F. Hutchison  
Malverne F. Hutchison

Sharon G. Hutchison  
Sharon G. Hutchison

STATE OF NEBRASKA )  
 )ss  
COUNTY OF DOUGLAS )

The foregoing instrument was sworn and acknowledged before me this 10<sup>th</sup> day of October, 2008 by Malverne F. Hutchison and Sharon G. Hutchison.

Bruce L. Workman  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Diane L. Kelly, Declarant

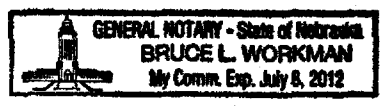
2217 South 179th Street  
Omaha, NE 68130

*Diane L. Kelly*  
Diane L. Kelly

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 25<sup>th</sup> day of October, 2008 by Diane L. Kelly.

*Bruce L Workman*  
Notary Public





**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Nancy K. Johnson, Declarant

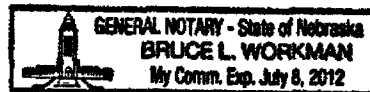
2131 South 179th Street  
Omaha, NE 68130

*Nancy K. Johnson*  
\_\_\_\_\_  
Nancy K. Johnson

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 28<sup>th</sup> day of October, 2008 by Nancy K. Johnson.

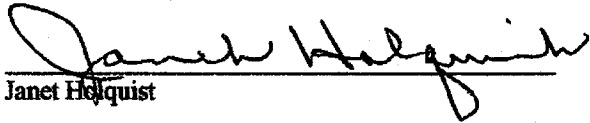
*Bruce L. Workman*  
\_\_\_\_\_  
Notary Public

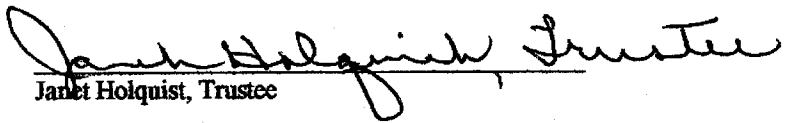


**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Janet Holquist )  
 ) Declarants  
Janet (Tina) Holquist Trust )  
 Janet Holquist, Trustee )

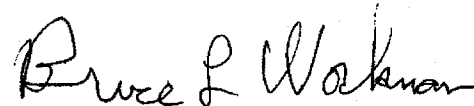
2109 South 179th Street  
Omaha, NE 68130

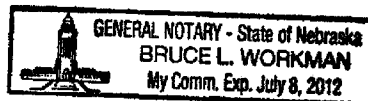
  
Janet Holquist

  
Janet Holquist, Trustee

STATE OF NEBRASKA )  
 )ss  
COUNTY OF DOUGLAS )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by Janet Holquist, individually, and Janet Tina Holquist Trust, Janet Holquist, Trustee.

  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Lelith L. Focht                    )  
  )  
Morris D. Focht                 ) Declarants

2111 South 179th Street  
Omaha, NE 68130

Lelith L. Focht  
Lelith L. Focht

Morris D. Focht  
Morris D. Focht



LACASTER COUNTY  
STATE OF NEBRASKA

10-29-09

STATE OF NEBRASKA            )  
  )  
COUNTY OF \_\_\_\_\_        )

*The foregoing instrument was sworn and acknowledged before me this 29th day of October, 2008 by Lelith L. Focht*

*Jason P. Peters*  
Notary Public


The foregoing instrument was sworn and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008 by Lelith L. Focht and Morris D. Focht.

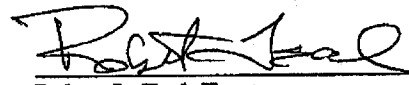
\_\_\_\_\_  
Notary Public

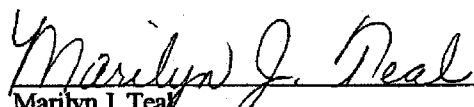
**Declarants' Authorization of, Consent to and Notarized Signatures for the Amended Covenants, Conditions, Restrictions & Easements of Western Springs, A Subdivision in Douglas County, Nebraska**


Robert L. Teal )  
Marilyn J. Teal ) Declarants  
Teal Living Trust )  
    Robert L. Teal, Trustee  
    Marilyn J. Teal, Trustee

2123 South 179th Street  
Omaha, NE 68130

  
\_\_\_\_\_  
Robert L. Teal

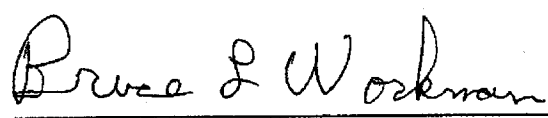
  
\_\_\_\_\_  
Robert L. Teal, Trustee

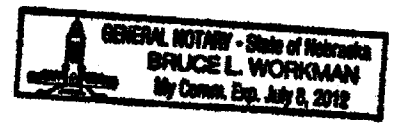
  
\_\_\_\_\_  
Marilyn J. Teal

  
\_\_\_\_\_  
Marilyn J. Teal, Trustee

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 10<sup>th</sup> day of October, 2008 by Robert L, Teal, Marilyn J. Teal, individually, and Teal Living Trust, Robert L. Teal, Trustee, Marilyn J. Teal, Trustee.

  
\_\_\_\_\_  
Notary Public



**Declarants' Authorization of, Consent to and Notarized Signatures for the Amended Covenants, Conditions, Restrictions & Easements of Western Springs, A Subdivision in Douglas County, Nebraska**

Sharon J. Pearson )  
 ) Declarants  
Sharon J. Pearson Revocable Trust )  
 Sharon J. Pearson, Trustee

2133 South 179th Street  
Omaha, NE 68130

Sharon J. Pearson  
Sharon J. Pearson

Sharon J. Pearson  
Sharon J. Pearson, Trustee

STATE OF HAWAII )  
 ) ss  
COUNTY OF Maui )

The foregoing instrument was sworn and acknowledged before me this 15<sup>th</sup> day of OCTOBER, 2008 by Sharon J. Pearson, individually, and Sharon J. Pearson Revocable Trust, Sharon J. Pearson, Trustee.

**NOTARIAL SEAL  
REGISTER OF DEEDS**

Mark Nishino  
Notary Public Mark Nishino  
Expiration Date: July 3, 2011

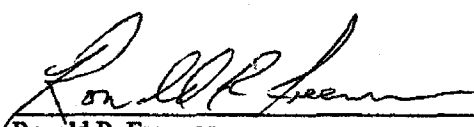
Document Date: _____	# Pages: <u>1</u>
Notary Name: <u>MARK NISHINO</u>	<u>2ND</u> Circuit
Doc. Description: _____	
<u>Mark Nishino</u>	<u>10/15/08</u>
Notary Signature	Date


NOTARIAL SEAL  
REGISTER OF DEEDS

**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Ronald R. Freeman )  
                                  ) Declarants  
Barbara A. Freeman )


2309 South 179th Street  
Omaha, NE 68130

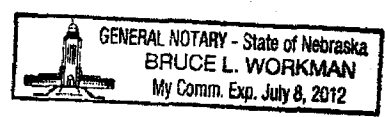
  
\_\_\_\_\_  
Ronald R. Freeman

  
\_\_\_\_\_  
Barbara A. Freeman

STATE OF NEBRASKA )  
                                  )ss  
COUNTY OF DOUGLAS )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by Ronald R. Freeman and Barbara A. Freeman.


  
\_\_\_\_\_  
Notary Public




**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

George R. Gratton     )  
                                       ) Declarants  
Gratton Family Trust )  
    George R. Gratton, Trustee


2311 South 179th Street  
Omaha, NE 68130

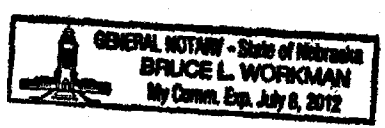
  
\_\_\_\_\_  
George R. Gratton

  
\_\_\_\_\_  
George R. Gratton, Trustee

STATE OF NEBRASKA     )  
                                       )ss  
COUNTY OF DOUGLAS     )

The foregoing instrument was sworn and acknowledged before me this 14<sup>th</sup> day of October, 2008 by George R. Gratton, individually, and Gratton Family Trust, George R. Gratton, Trustee.

  
\_\_\_\_\_  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Carolyn A. Glade, Declarant

2314 South 179th Street  
Omaha, NE 68130

*Carolyn A. Glade*  
Carolyn A. Glade

STATE OF Nebraska )  
  )ss  
COUNTY OF Douglas )

The foregoing instrument was sworn and acknowledged before me this 9<sup>th</sup> day of October, 2008 by Carolyn A. Glade.

*Bruce L. Workman*  
Notary Public

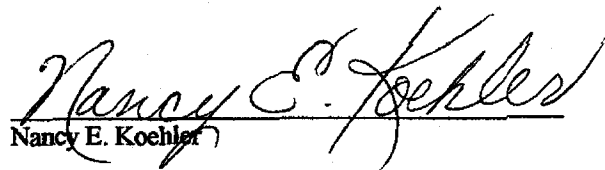




**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

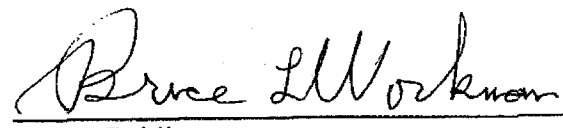
Nancy E. Koehler, Declarant

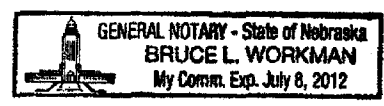
2316 South 179th Street  
Omaha, NE 68130

  
\_\_\_\_\_  
Nancy E. Koehler

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by Nancy E. Koehler.

  
\_\_\_\_\_  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Shari M. Woodward, Declarant

2306 South 179th Street  
Omaha, NE 68130

*Shari M. Woodward*  
Shari M. Woodward

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 22 day of October, 2008 by Shari M. Woodward.

*Bruce L. Workman*  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Baca Family Trust )  
A. Baca ) Declarants  
Felipa R. Baca )

2226 South 179th Street  
Omaha, NE 68130

*A. Baca*  
A. Baca

*A. Baca*  
A. Baca, Trustee

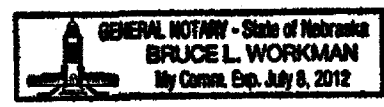
*Felipa R. Baca*  
Felipa R. Baca

*Felipa R. Baca*  
Felipa R. Baca, Trustee

STATE OF Nebraska )  
COUNTY OF Douglas )<sup>ss</sup>

The foregoing instrument was sworn and acknowledged before me this 30<sup>th</sup> day of October, 2008 by A. Baca, Felipa R. Baca, individually, and Baca Family Trust, A. Baca, Trustee, Felipa R. Baca, Trustee.

*Bruce L Workman*  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Betty L. Gerdes )  
 ) Declarants  
Betty Lee Gerdes Trust )  
 Betty L. Gerdes, Trustee )

2228 South 179th Street  
Omaha, NE 68130

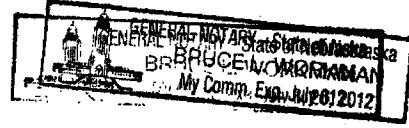
*Betty L. Gerdes*  
Betty L. Gerdes

*Betty L. Gerdes*  
Betty L. Gerdes, Trustee  
*Trustee*

STATE OF NEBRASKA )  
 )ss  
COUNTY OF DOUGLAS )

The foregoing instrument was sworn and acknowledged before me this 15<sup>th</sup> day of October, 2008 by Betty L. Gerdes; Betty Lee Gerdes Trust, Betty L. Gerdes, Trustee.

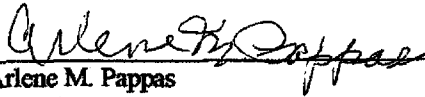
*Bruce S. Workman*  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

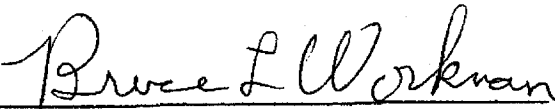
Arlene M. Pappas, Declarant

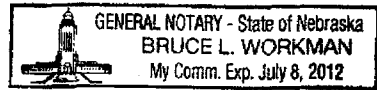
2208 South 179th Street  
Omaha, NE 68130

  
Arlene M. Pappas

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by Arlene M. Pappas.

  
Notary Public



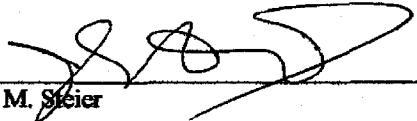
**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

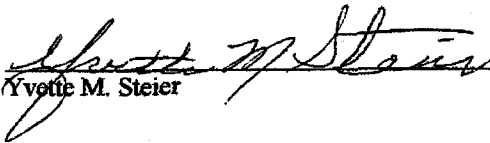
James M. Steier

)  
) Declarants  
)

Yvette M. Steier

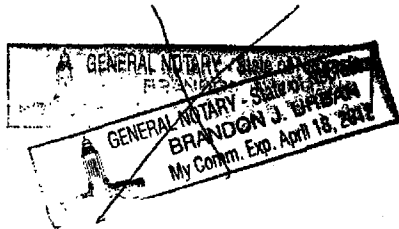
2206 South 179th Street  
Omaha, NE 68130

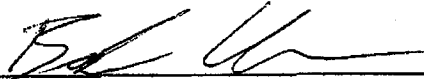
  
James M. Steier

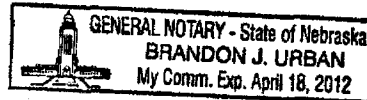
  
Yvette M. Steier

STATE OF NEBRASKA )  
)ss  
COUNTY OF DOUGLAS )

The foregoing instrument was sworn and acknowledged before me this \_\_\_\_ day of  
10-20 - 2008 by James M. Steier and Yvette M. Steier.



  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

William E. Tyer            )  
                                      )  
Linda L. McDermitt        ) Declarants  
                                      )

2321 South 179th Street  
Omaha, NE 68130

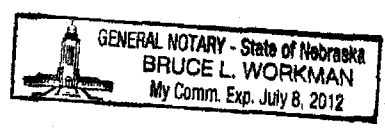
William E Tyer  
William E. Tyer

Linda L. McDermitt  
Linda L. McDermitt

STATE OF NEBRASKA    )  
                                      )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by William E. Tyer and Linda L. McDermitt.


Bruce L Workman  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

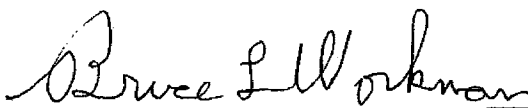
Eileen E. Eckrich, Declarant

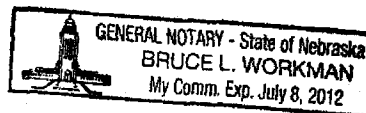
2130 South 179th Street  
Omaha, NE 68130

  
Eileen E. Eckrich

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by Eileen E. Eckrich.

  
Notary Public





**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Peggy A. Nownes     )  
                                  ) Declarants  
Charles D. Lano     )

17926 Frances Street  
Omaha, NE 68130

*Peggy A. Nownes*  
Peggy A. Nownes

*Charles D. Lano*  
Charles D. Lano

STATE OF NEBRASKA     )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 17 day of October, 2008 by Peggy A. Nownes and Charles D. Lano.

*Jill Rasmussen*  
Notary Public

**JILL RASMUSSEN  
General Notary  
State of Nebraska  
My Commission Expires Apr 24, 2012**

**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

M. N. O'Bryan, Declarant

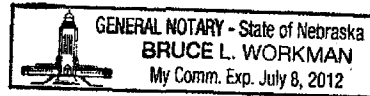
17920 Frances Street  
Omaha, NE 68130

M. N. O'Bryan  
M. N. O'Bryan

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by M. N. O'Bryan.

Bruce L. Workman  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Gene K. VanPelt                    )  
Audrey E. VanPelt                ) Declarants  
VanPelt Revocable Trust        )  
    Gene K. VanPelt, Trustee  
    Audrey E. VanPelt, Trustee

17904 Frances Street  
Omaha, NE 68130

Gene K. VanPelt  
Gene K. VanPelt

Gene K. VanPelt Trustee  
Gene K. VanPelt, Trustee

Audrey E. VanPelt  
Audrey E. VanPelt

Audrey E. VanPelt Trustee  
Audrey E. VanPelt, Trustee

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 20 day of October, 2008 by Gene K. VanPelt, Audrey E. VanPelt, individually, and VanPelt Revocable Trust, Gene K. VanPelt, Trustee, Audrey E. VanPelt, Trustee.

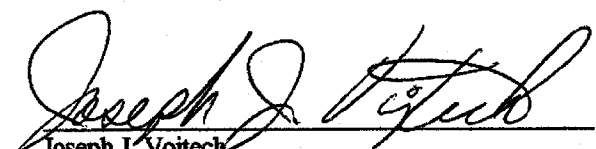
Warren A. Young  
Notary Public

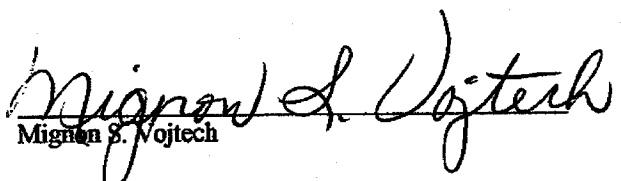


**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Joseph J. Vojtech     )  
                                      )  
                                      ) Declarants  
Mignon S. Vojtech    )

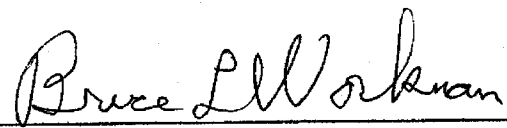
17906 Frances Street  
Omaha, NE 68130

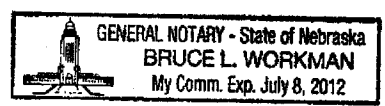
  
\_\_\_\_\_  
Joseph J. Vojtech

  
\_\_\_\_\_  
Mignon S. Vojtech

STATE OF NEBRASKA    )  
                                      )  
                                      )ss  
COUNTY OF DOUGLAS   )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by Joseph J. Vojtech and Mignon S. Vojtech.

  
\_\_\_\_\_  
Notary Public



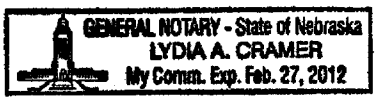
**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Patrick J. Chaney, Declarant

2110 South 179th Street  
Omaha, NE 68130

*Patrick J. Chaney*  
\_\_\_\_\_  
Patrick J. Chaney

STATE OF NEBRASKA    )  
                          *SARDY*    )ss  
COUNTY OF DOUGLAS    )



The foregoing instrument was sworn and acknowledged before me this 22 day of October, 2008 by Patrick J. Chaney.

*Lydia A. Cramer*  
\_\_\_\_\_  
Notary Public

**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Joan G. Moeller )  
Joan G. Moeller Revocable Trust ) Declarants  
Joan G. Moeller, Trustee )

2209 South 179th Street  
Omaha, NE 68130

Joan G. Moeller  
Joan G. Moeller

Joan G. Moeller, Trustee  
Joan G. Moeller, Trustee

STATE OF NEBRASKA )  
  )ss  
COUNTY OF DOUGLAS )

The foregoing instrument was sworn and acknowledged before me this 21<sup>st</sup> day of October, 2008 by Joan G. Moeller, individually, and Joan G. Moeller Revocable Trust, Joan G. Moeller, Trustee.

Bruce L Workman  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Donald R. Halsey, Declarant

2207 South 179th Street  
Omaha, NE 68130

*Donald R Halsey*

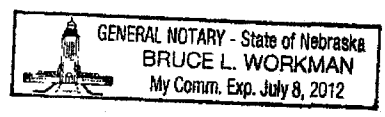
Donald R. Halsey

STATE OF NEBRASKA    )  
  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by Donald R. Halsey.

*Bruce L Workman*

Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Larry W. Collett           )  
  )  
Cynthia A. Collett        ) Declarants

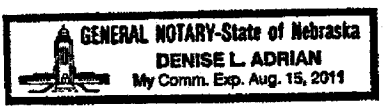
1907 South 179th Street  
Omaha, NE 68130

*Larry W. Collett*  
Larry W. Collett

*Cynthia A. Collett*  
Cynthia A. Collett

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS   )

The foregoing instrument was sworn and acknowledged before me this 10 day of October, 2008 by Larry W. Collett and Cynthia A. Collett.



*Denise L. Adrian*  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

David S. Gifford     )  
                                  ) Declarants  
Michele A. Gifford   )

2324 South 179th Street  
Omaha, NE 68130

David S. Gifford  
David S. Gifford

Michele A. Gifford  
Michele A. Gifford

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS   )

The foregoing instrument was sworn and acknowledged before me this 22 day of October, 2008 by David S. Gifford and Michele A. Gifford.

Bruce L Workman  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Shirley B. Gouger, Declarant

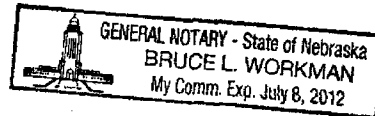
2112 South 179th Street  
Omaha, NE 68130

*Shirley B. Gouger*  
Shirley B. Gouger

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by Shirley B. Gouger.

*Bruce L. Workman*  
Notary Public

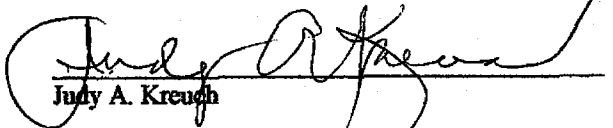


**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Stephen G. Kreuch            )  
  ) Declarants  
Judy A. Kreuch                )

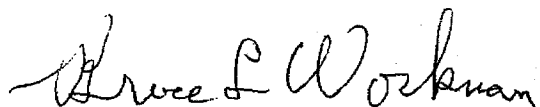
1905 South 179th Street  
Omaha, NE 68130

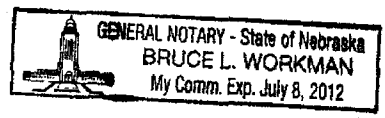
  
\_\_\_\_\_  
Stephen G. Kreuch

  
\_\_\_\_\_  
Judy A. Kreuch

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by Stephen G. Kreuch and Judy A. Kreuch.

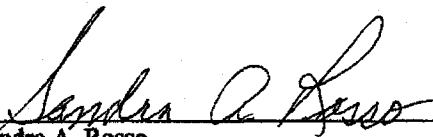
  
\_\_\_\_\_  
Notary Public



**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

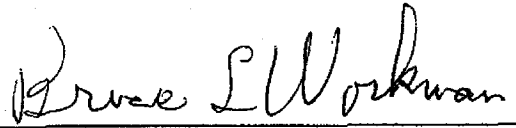
Sandra A. Rosso, Declarant ✓

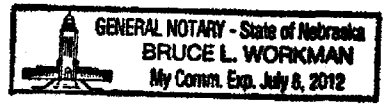
2122 South 179th Street  
Omaha, NE 68130

  
\_\_\_\_\_  
Sandra A. Rosso

STATE OF NEBRASKA    )  
                                  )ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was sworn and acknowledged before me this 20<sup>th</sup> day of October, 2008 by Sandra A. Rosso.

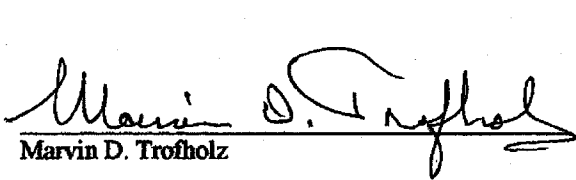
  
\_\_\_\_\_  
Notary Public

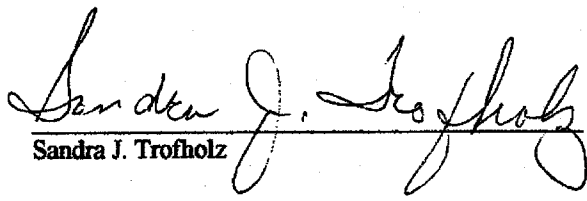


**Declarants' Authorization of, Consent to and Notarized  
Signatures for the Amended Covenants, Conditions, Restrictions & Easements of  
Western Springs, A Subdivision in Douglas County, Nebraska**

Marvin D. Trofholz     )  
  )  
Sandra J. Trofholz     ) Declarants

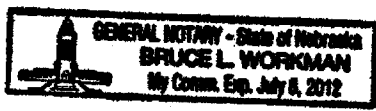
2121 South 179th Street  
Omaha, NE 68130

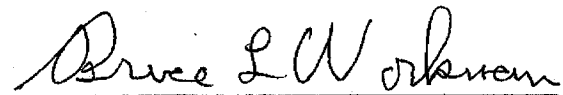
  
Marvin D. Trofholz

  
Sandra J. Trofholz

STATE OF NEBRASKA     )  
  )ss  
COUNTY OF DOUGLAS     )

The foregoing instrument was sworn and acknowledged before me this 10<sup>th</sup> day of October, 2008 by Marvin D. Trofholz and Sandra J. Trofholz.



  
Notary Public