

GAMER, MULLEN, PASKING &  
HOBAN  
10000 AGENCY CIRCLE, SUITE 200  
OMAHA, NEBRASKA 68114

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RECEIVED  
JUN 19 3 03 PM '94  
GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

**DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
OF BAY WOOD, A SUBDIVISION  
IN DOUGLAS COUNTY, NEBRASKA**

THIS DECLARATION, made on the date hereinafter set forth, is made by LANOHA DEVELOPMENT COMPANY, INC., a Nebraska 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 1 through 103, inclusive, in Bay Wood, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

Such lots are herein referred to collectively as the "Lots" and individually as each "Lot".

The Lots are situated in Bay Wood, a residential subdivision situated in part of the south half of Section 33-T15N-R11E in Douglas County, Nebraska and herein referred to as "Bay Wood".

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

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 are, 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 single-family residential purposes, except for such Lots or parts thereof as may hereafter be conveyed or dedicated by Declarant, or its successors or assigns, for use in connection with a Common Facility, or for a church, school or park, or for other non-profit use.
2. No residence, building, fence, wall, driveway, patio, patio enclosure, swimming pool, basketball backboards, dog house, tree house, pool house, antenna, satellite receiving stations, dishes or discs, flag poles, solar

heating or cooling devices, tool or storage shed, or other external improvement, including landscaping, 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 on any Lot shall deliver two sets of construction plans, detailed 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 the Lots and in lots in the surrounding area. In this regard, Declarant intends that the Lots shall be developed 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 external design and location of the proposed Improvement does not harmonize or conform with the surrounding Improvements and topography and 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 approval of 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 approval is not mailed within such period, the proposed Improvement shall be deemed disapproved 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 the approval or disapproval of 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 single-family residence shall be created, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling which does not exceed two and one-half stories in height.

4. The exposed foundation walls must be constructed of or faced with brick or other material approved in writing by Declarant. All driveways must be constructed of concrete, brick, paving stone, or laid stone. All foundations shall be constructed of concrete, concrete blocks, brick or stone. Fireplace chimneys shall be covered with brick, or other material approved in writing by Declarant. The roof of all Improvements shall be covered with wood cedar shakes or shingles, or other material approved in writing by Declarant. Hardboard, pressed wood, bonded wood, and the like will not be approved by Declarant for coverage of any roof.

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.

6. No exterior television or radio antenna, satellite receiving disc, or exterior solar heating or cooling device of any sort 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 Paragraph 8 shall not apply to trucks, tractors or commercial vehicles which are necessary for the construction of residential dwellings or other improvements during the 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.

9. No incinerator or trash burner shall be permitted on any Lot. No garbage or trash can or container or fuel tank shall be permitted unless completely screened from view, except for pickup purposes. 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. Produce or vegetable gardens may only be planted and maintained in rear yards.

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 hedges or mass planted shrubs shall be permitted more than ten (10) feet in front of the front building line unless otherwise approved by Declarant. No fences or walls shall exceed a height of six (6) feet unless otherwise approved by Declarant. No fence shall be of the chain link or wire type. No fences shall be constructed without the prior approval of the Declarant. No board-on-board fences (solid fencing) shall be allowed on any Lot on the exterior or perimeter of the Bay Wood subdivision.

12. No tennis courts shall be allowed on any residential lots.

13. No swimming pool may extend more than one foot above ground level.

14. 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 grade or contour of any Lot.

15. Commencing with completion of construction of any Improvement on a Lot, a public sidewalk constructed of concrete five (5) feet wide by four (4) inches thick shall be installed and maintained in front of each Lot and upon each street side of each corner Lot. The sidewalk shall be placed a minimum of four (4) feet and a maximum of seventeen and one-half (17.5) feet from the street curb line, in conformance with the master sidewalk plan. The sidewalk alignment shall be approved by Lanoha Development Company, Inc. prior to construction. After approval of the sidewalk alignment, the sidewalk 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.

16. 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.

17. 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 for one dog house constructed for one (1) dog; provided always that the construction plans, specifications and the location of the proposed structure have been first approved by Declarant, or its assigns. Dog houses shall only be allowed adjacent to the rear of the building, concealed from

public view. No dog runs or kennels may be constructed or installed on any Lot. No livestock or agricultural-type animals shall be allowed in Bay Wood subdivision, including pot-bellied pigs.

18. 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.

19. No Residence shall be constructed on a Lot unless the entire Lot, as originally platted, is owned by one owner of such Lot, except if parts of two or more platted Lots have been combined into one Lot which is at least as wide as the narrowest Lot on the original plat, and is as large in area as the largest Lot in the original plat.

20. No structure of a temporary character, carport, trailer, basement, tent, storage shed, outbuilding or shack shall be erected upon or used on any Lot at any time, either temporarily or permanently. Pool and bath houses may be approved by the Declarant as an Improvement, pursuant to Paragraph 2 of this Article. No structure or dwelling shall be moved from outside Bay Wood to any Lot without the written approval of Declarant.

21. All utility service lines from each lot line to a dwelling or other Improvement shall be underground.

22. No tree situated upon any Lot may be moved, removed, cut or destroyed unless complete plans describing the exact tree or trees to be moved, removed, cut or destroyed, and the reason therefore, shall have been submitted to and approved in writing by Declarant in accordance with Section 2 of this Article I. For purposes of this Section, "tree" shall mean and refer to a tree of any type with a diameter larger than one (1) inch at a height of five (5) feet. Unless waived in writing by the Association, each Owner shall repair and maintain in good condition any and all trees, shrubs, and bushes placed in and along the ten (10) foot public sidewalk easement area on their Lot. Should any of such trees, shrubs or bushes be removed, die, or deteriorate into a poor condition, the Owner of the Lot shall, at its expense, replace such trees, bushes or shrubs with trees, bushes or shrubs of the same or similar quality. In the event such replacement does not occur upon thirty (30) days written notice from either the Declarant or the Association, then either the Declarant or the Association may cause such replacement to occur and charge the owner of the Lot for such replacement as allowed hereinafter.

## ARTICLE II. HOMEOWNERS' ASSOCIATION

1. The Association. Declarant has caused the incorporation of BAY WOOD 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 Bay Wood, 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. 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 and entrances for Bay Wood. Common Facilities may be situated on property owned or leased by the Association, on private property subject to an easement in favor of the Association, or on public property, 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, 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 Bay Wood; and the protection and maintenance of the residential character of Bay Wood.

2. **Membership and Voting.** Bay Wood is divided into one hundred three (103) separate 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.

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 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 and other public property and improvements on parks or public property within or near Bay Wood.

(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 the Association. The Association shall:

(a) Maintain and repair the signs which have or will be installed by Declarant at the entrances at 180th Street and Bay Wood, and at "F" Street and Bay Wood, in good repair and neat condition;

(b) Maintain, repair, and replace as necessary all fences and trees, shrubs, and other natural barriers constructed on and along 180th and "F" Streets at the exterior of Bay Wood so that such are in good repair and neat condition;

(c) In the event any Owner of a Lot shall fail to perform and fulfill his obligations and responsibilities under Article I, Section 21 of this Declaration, if such failure continues for thirty (30) days after written notice to the Owner from the Association, the Association shall perform or have performed such obligation or responsibility. If the Association undertakes to perform or have performed the responsibilities of the Owner, the cost of such performance plus a fifteen percent (15%) administrative charge shall be assessed against the Owner, and the Owner shall be obligated to promptly pay such sums to the Association. Assessment of such costs shall be made by written demand from the Association for payment by the Owner. If such assessment is not paid within thirty (30) days after written demand from the Association, such assessment shall constitute a lien on the Lot, which lien shall attach, have the priority and be enforceable by the Association in the same manner as liens for assessments and dues as provided in this Article II;

(d) Maintain, repair, construct, and replace, as necessary, the wells and irrigation systems constructed by Declarant in accordance with the easements reserved in the Final Plat.

5. Imposition of Dues and Assessments. The Association may fix, levy and charge the Owner of each Subdivision 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 Section 3 of this Article.

9. Maximum Annual Dues. Unless excess dues have been authorized by the Members in accordance with Section 10, below, the aggregate dues which may become due and payable in any year shall not exceed the greater of:

(a) Sixty and no/100 Dollars (\$60.00) per Lot.

(b) In each calendar year beginning on January 1, 199\_\_\_, 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 sixty percent (60%) 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. Except for assessments as provided in Article II, Section 4, 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 assessments 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 III.

#### EASEMENTS AND CHARGES

1. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District, U S West telephone company, and any company which has been granted a franchise to provide a cable television system within the Lots, Metropolitan Utilities Company, and Sanitary and Improvement District No. 382 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 Metropolitan Utilities District of Omaha, 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. 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 U S West telephone company files notice that it has completed installation of telephone lines to the Lots in the subdivision (herein the "Subdivision Improvement Date"), then the 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 the 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) the 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.

4. Other easements are provided for in the final plat of Bay Wood which is filed in the Register of Deeds of Douglas County, Nebraska (Book 1969, Page 524).

#### ARTICLE IV. 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 in perpetuity. This Declaration may be amended by LANOHA DEVELOPMENT COMPANY, INC., a Nebraska corporation, or any person, firm, corporation, partnership, or entity designated in writing by LANOHA DEVELOPMENT



COMPANY, INC., 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 sixty percent (60%) of the Lots covered by this Declaration.

3. LANOHA DEVELOPMENT COMPANY, INC., a Nebraska corporation, 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.

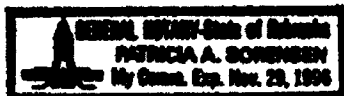
IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 16 day of December, 1993.

LANOHA DEVELOPMENT COMPANY, INC., a  
Nebraska corporation,

By *[Signature]*

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

The foregoing instrument was acknowledged before me this 16 day of December, 1993, by *David F. Lanoha* of LANOHA DEVELOPMENT COMPANY, INC., a Nebraska corporation, on behalf of the corporation.



*Patricia A. Sorensen*  
Notary Public

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

CRINES, MULLEN, PANSING &  
HOGAN  
10050 REGENCY CIRCLE, SUITE 200  
OMAHA, NEBRASKA 68114

04653  
H

MI-01803  
MI-01803

Lot 50	R	FB
Lot 51	R	FB
Lot 52	R	FB



**FIRST AMENDMENT TO  
DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
OF BAY WOOD, A SUBDIVISION  
IN DOUGLAS COUNTY, NEBRASKA**

This First Amendment to the Declaration of Bay Wood, made as of the date hereinafter set forth, and is made by LANOHA DEVELOPMENT COMPANY, INC., a Nebraska corporation, hereinafter referred to as the "Declarant".

PRELIMINARY STATEMENT

By its Declaration for Bay Wood, a Subdivision in Douglas County, Nebraska, dated December 16, 1993, and recorded on January 19, 1994, at Book 1109, Pages 315 through 323, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska (hereinafter referred to as the "Original Declaration"), Declarant subjected Lots 1 through 103, inclusive, in Bay Wood, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, to restrictions, covenants, conditions and easements (herein referred to collectively as the "Lots" and individually as each "Lot").

Lots 51 and 52, inclusive, Bay Wood, have been replatted into two (2) individual lot as shown on the administrative subdivision recorded in the Miscellaneous Records with the Douglas County Register of Deeds on June 29, 1995, in Book 1150, Page 335 (herein referred to collectively as the "Lots" and individually as each "Lot").

Due to the various replattings, the above-identified Lots are now legally described as follows:

Lots 1 through 50, inclusive, and Lots 53 through 103, inclusive, in Bay Wood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

MI-01802

Lots 1 and 2, inclusive, Bay Wood Replat 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

MI-01803

Except as specifically provided herein, for purposes of the Declaration, each of the above-identified Lots shall be deemed individual Lots governed by the provisions of the Declaration.

Declarant is desirous of amending the Original Declaration pursuant to the terms of Article IV, General Provisions, Paragraph 2, as it relates to the Lots:

The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity. This Declaration may be amended by LANOHA DEVELOPMENT COMPANY, INC., a Nebraska corporation, or any person, firm, corporation, partnership, or entity designated in writing by LANOHA

GEORGE J. MOGILEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

Apr 25 11 27 AM '96

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DEVELOPMENT COMPANY, INC., 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 sixty percent (60%) of the Lots covered by this Declaration.

Declarant does hereby substitute, amend and restate the Declaration in the following particulars only:

1. The Declarant does hereby restate and substitute for Article I, Restrictions and Covenants, Paragraph 2(d), as follows:

(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 the approval or disapproval of 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. Any approval by Declarant of the plans and specifications submitted under this paragraph shall be deemed binding and conclusive as to all Lot owners, or combination of Lot owners, or other person or persons making any claim or seeking any action concerning any actions pertaining to these Covenants.

2. The Original Declaration is in all other matters ratified and affirmed.

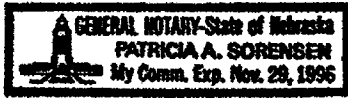
The Declarant has executed this First Amendment to Declaration as of this 23 day of April, 1996.

LANOHA DEVELOPMENT COMPANY, INC., a  
Nebraska corporation,

By *David F. Lanoha*  
David F. Lanoha, President

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

The foregoing instrument was acknowledged before me this 23 day of April, 1996, by David F. Lanoha, President of LANOHA DEVELOPMENT COMPANY, INC., a Nebraska corporation, on behalf of the corporation.

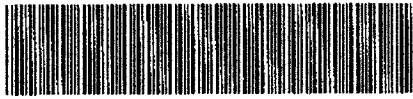


*Patricia A. Sorensen*  
Notary Public

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS



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**SECOND AMENDMENT TO  
 DECLARATION  
 OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
 OF BAY WOOD, A SUBDIVISION  
 IN DOUGLAS COUNTY, NEBRASKA**

This is the Second Amendment to the Declaration of Bay Wood, made as of the date hereinafter set forth, and is made by LANOHA DEVELOPMENT COMPANY, INC., a Nebraska corporation, hereinafter referred to as the "Declarant".

PRELIMINARY STATEMENT

By its Declaration for Bay Wood, a Subdivision in Douglas County, Nebraska, dated December 16, 1993, and recorded on January 19, 1994, at Book 1109, Pages 315 through 323, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska (hereinafter referred to as the "Original Declaration"), as amended by its First Amendment to Declaration dated April 23, 1996, and recorded on April 25, 1996, at Book 1175, Pages 322 and 323, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska (hereinafter referred to as the "First Amendment") (the Original Declaration and First Amendment may hereinafter be collectively referred to as the "Declaration"); Declarant subjected Lots 1 through 103, inclusive, in Bay Wood, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, to restrictions, covenants, conditions and easements (herein referred to collectively as the "Lots" and individually as each "Lot").

Lots 51 and 52, inclusive, Bay Wood, have been replatted into two (2) individual lot as shown on the administrative subdivision recorded in the Miscellaneous Records with the Douglas County Register of Deeds on June 29, 1995, in Book 1150, Page 335; and Lots 1 and 104, inclusive, Bay Wood, have been replatted into two (2) individual lot as shown on the administrative subdivision recorded in the Miscellaneous Records with the Douglas County Register of Deeds on December 10, 1997, in Book 1231, Page 690 (herein referred to collectively as the "Lots" and individually as each "Lot").

Due to the various replattings, the above-identified Lots are now legally described as follows:

(49) (51)  
 Lots 2 through 50, inclusive, and Lots 53 through 103, inclusive, in Bay Wood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; and

2  
 Lots 1 and 2, inclusive, Bay Wood Replat 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

1  
 Lot 2, Bay Wood Replat 2, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

Except as specifically provided herein, for purposes of the Declaration, each of the above-identified Lots shall be deemed individual Lots governed by the provisions of the Declaration.

Certain owners of Lots in Bay Wood are desirous of amending the Original Declaration pursuant to the terms of Article IV, General Provisions, Paragraph 2, as it relates to the Lots:

**GAINES, MULLEN, PANSING &  
 HOGAN**  
 10000 REGENCY CIRCLE, SUITE 200  
 OMAHA, NEBRASKA 68114

The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity. This Declaration may be amended by LANOHA DEVELOPMENT COMPANY, INC., a Nebraska corporation, or any person, firm, corporation, partnership, or entity designated in writing by LANOHA DEVELOPMENT COMPANY, INC., 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 sixty percent (60%) of the Lots covered by this Declaration.

The owners do hereby substitute, amend and restate the Declaration in the following particulars only:

- 1. The owners do hereby delete Article I, Restrictions and Covenants, Paragraph 12, in its entirety.
- 2. The Declaration is in all other matters ratified and affirmed.

The Owners, constituting more than sixty percent (60%) of the Lots covered by this Declaration have executed this Second Amendment to Declaration as of the date and year noted with their signatures.

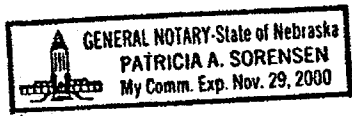
APPROVED by Owner of Lots 13, 14, 15, 16, 17, 18, 19, 21, 22, 23 Bay Wood, a subdivision in Douglas County, Nebraska. 24, 25, 26, 28, 30, 34, 35, 36, 37, 41, 42, 43, 54, 66, 82, 83, 84, 85, 86, 97, 103  
LANOHA DEVELOPMENT COMPANY, INC., a Nebraska corporation,

DATED: 7/20/99

By [Signature]  
David F. Lanoha, President

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

The foregoing instrument was acknowledged before me this 20 day of July 1999, by David F. Lanoha, President of LANOHA DEVELOPMENT COMPANY, INC., a Nebraska corporation, on behalf of the corporation.



[Signature]  
Notary Public

( IF OWNED BY A CORPORATION )

APPROVED by Owner of Lot(s) 38 and 91 Bay Wood.  
a subdivision in Douglas County, Nebraska.  
Oster Construction, Inc.  
Kenneth Oster, CEO  
corporation

DATED: 8-30-99 By Kenneth Oster  
Title CEO

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

The foregoing instrument was acknowledged before me this 30 day of Aug., 1999, by Kenneth Oster of Oster Const. Inc. a nebr corporation, on behalf of the corporation.

**GENERAL NOTARY** State of Nebraska  
**PATRICIA A. SORENSEN**  
My Comm. Exp. Nov. 29, 2000

Patricia A. Sorensen  
Notary Public

( IF OWNED BY INDIVIDUALS )

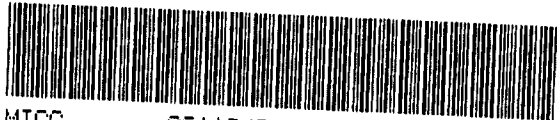
APPROVED by Owner of Lot(s) \_\_\_\_\_, Bay Wood.  
a subdivision in Douglas County, Nebraska.

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by \_\_\_\_\_

Notary Public

*FGS 428  
are  
signature  
FGS*



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Register of Deeds, Douglas County, NE  
6/10/2011 13:07:22.43



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**THIRD AMENDMENT  
TO DECLARATION OF COVENANTS, CONDITONS,  
RESTRICTIONS AND EASEMENTS OF BAY WOOD,  
A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA**

This is the Third Amendment to the Declaration of Bay Wood, made as of the date hereinafter set forth, and is made by BAY WOOD HOMEOWNERS ASSOCIATION, a Nebraska not for profit corporation, hereinafter referred to as the "Association".

PRELIMIARY STATEMENT

By its Declaration for Bay Wood, a Subdivision in Douglas County, Nebraska, dated December 16, 1993, and recorded on January 19, 1994, at Book 1109, Pages 315 through 323, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska (hereinafter referred to as the "Original Declaration"), as amended by its First Amendment to Declaration dated April 23, 1996, and recorded on April 25, 1996 at Book 1175, Pages 322 and 323, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska (hereinafter referred to as the "First Amendment"), and as amended by its Second Amendment to Declaration dated July 20, 1999, and recorded on September 30, 1999 at Book 1310, Pages 538 and 539, inclusive, of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska (hereinafter referred to as the "Second Amendment") (the Original Declaration, the First Amendment and the Second Amendment may hereinafter be collectively referred to as the "Declaration"); Declarant (as such term is defined in the Declaration) subjected certain real estate to the Declaration legally recorded as :

Lots 1 through 103, inclusive, in Bay Wood, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska

Due to the various replattings, the above-identified real estate is now legally described as follows:

Lots 3 through 41, inclusive, Lots 44 through 50, inclusive, and Lots 56 through 103, inclusive, in Bay Wood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

Lots 1 and 2, inclusive, Bay Wood Replat 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; MI-01803

Lot 1, Bay Wood Replat 3, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; MI-02111

Lot 1, Bay Wood Replat 4, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; and MI-02121

Return to:

Mark McQuade  
4002 S. 176<sup>th</sup> Cir.  
Omaha, NE 68130

✓2586

Lots 1 and 2, inclusive, Bay Wood Replat 5, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska

ml-02122

(the "Lots").

Except as specifically provided herein, for purposes of the Declaration, each of the above-identified Lots shall be deemed individual Lots governed by the provisions of the Declaration.

The Association has been appointed to serve as the Declarant, as such term is defined in the Declaration, pursuant to Article IV, General Provisions, Section 3, of the Declaration which reads as follows:

LANOHA DEVELOPMENT COMPANY, INC. a Nebraska corporation, 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.

Certain owners of Lots in Bay Wood desire to amend the Original Declaration pursuant to the terms of Article IV, General Provisions, Paragraph 2, as it relates to the Lots:

The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity. This Declaration may be amended by LANOHA DEVELOPMENT COMPANY, INC., a Nebraska corporation, or any person, firm, corporation, partnership, or entity designated in writing by LANOHA DEVELOPMENT COMPANY, INC., 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 sixty (60%) of the Lots covered by this Declaration.

The owners do hereby substitute, amend, and restate the Declaration in the following particulars only:

1. Article I, Section 7 shall be amended by adding the following words after the word "requiring" and before the word "a" in the first sentence thereof: "such vehicles to be parked on any Lot for".
2. Article I, Section 8 shall be amended by deleting the words "enclosed structure" in the first sentence thereof, and replacing them with the words "attached garage".
3. Article I, Section 8 shall be amended by adding the following words to the end of the second sentence thereof after the word "Lot" and before the ".": "and except for vehicles driven by guests visiting such Lot for a reasonable period of time".
4. Article I, Section 22 shall be amended by deleting the first two sentences thereof in their entirety.
5. Article I, Section 22 shall be amended by adding the following words after the word "the" and before the word "ten": "area on their Lot between the public sidewalk and the street, and in the event there is no public sidewalk, the".
6. Article I, Section 22 shall be amended by deleting the words "or similar quality" in the penultimate sentence thereof, and replacing them with the words "species or a species that has been approved by the Association".
7. Article II, Section 9(a) shall be amended by deleting such section in its entirety and replacing it with the following: "(a) Two hundred and no/100 Dollars (\$200.00) per Lot."



8. Article II, Section 9(b) shall be amended by deleting the words "In each calendar year beginning on January 1, 199\_\_ one", and replacing them with the word "One".

9. The Declaration is in all other matters ratified and affirmed.

The owners, constituting more than sixty percent (60%) of the Lots covered by this Declaration have reviewed the amendments set forth herein and have approved such amendments by written vote.

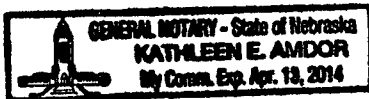
BAY WOOD HOMEOWNERS ASSOCIATION, a Nebraska  
not for profit corporation

DATED: 6-9-11

By: Cathy Nagle, president  
Cathy Nagle, President

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

The foregoing instrument was acknowledged before me this 9 day of June, 2011,  
by Cathy Nagle of BAY WOOD HOMEOWNERS ASSOCIATION, a Nebraska not for profit corporation, on  
behalf of the corporation.



Kathleen E. Andor  
Notary Public