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Deputy Register
REGISTER OF DEEDS

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF WILLOW SPRINGS
LOTS 141 through 198

THIS DECLARATION, is made on the date hereinafter set forth by MIKE HOGAN DEVELOPMENT, a Nebraska corporation and MICHAEL J. HOGAN, a single person ("Hogan") hereinafter collectively referred to as the "Declarant".

PRELIMINARY STATEMENT

The Declarant is the Owner of the following described real property:

Lots 141 through 198, Willow Springs, a Subdivision in Sarpy County, Nebraska, as surveyed, platted and recorded.

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

The Declarant desires to provide for the preservation, protection and enhancement of the values and amenities of the Lots and their desirability, attractiveness and residential integrity.

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

NOW, THEREFORE, the Declarant hereby declares that all of the Lots described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Lots. These easements, covenants, restrictions and conditions, shall run with the Lots, and shall be binding upon all parties having or acquiring any right, title or interest in the Lots, or any part thereof, and they shall inure to the benefit of each owner thereof.

RESTRICTIONS FOR THE SINGLE FAMILY RESIDENTIAL AREA

1. The Lots are hereby restricted to residential dwellings for single family residential use and structures and uses related to the convenience and enjoyment of such residential use, including but not limited to park and recreational facilities, such as tennis courts and swimming pools, together with schools and churches.

2. The ground floor finished and enclosed living area of main residential structures, exclusive of porches, breezeways, basements and garages, shall not be less than the following minimum sizes:

1,600 square feet above the basement level of any two story house.

1,050 square feet (exclusive of basement area) throughout the house in any bi-level, tri-level, or split level house.

3. No animals, livestock, fowl or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets maintained within the dwelling may be kept, provided they are not kept, bred or maintained for any commercial purpose. This provision is intended specifically to prohibit horses, ponies or other animals sheltered outside the main dwelling. Dog runs and dog houses shall only be allowed at the rear of a dwelling and situated so as to be concealed from public view.

4. No advertising signs (except one not more than six square feet "For Rent" or "For Sale" sign per lot), billboard, unsightly objects or nuisances shall be erected, placed or permitted to remain on any Lot, nor shall the premises be used in any way for any purpose which may endanger the health or unreasonably disturb the Owner of any Lot or any resident thereof. Further, no retail business activities of any kind whatever shall be conducted in any building or in any portion of the Lots. Provided, further, however, the foregoing covenants shall not apply to the business activities, signs and billboards or or the construction and maintenance of buildings, if any, of the Declarant, their agents and assigns during the construction and sale period.

5. No exterior television or radio antennas of any sort exceeding a height of seven feet (7') shall be placed, allowed or maintained upon any portion of the Lots.

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

7. No repair of any boats, automobiles, motorcycles, trucks, campers or similar vehicles requiring a continuous time period in excess of 48 extended hours shall be permitted outside of garages or on any Lot at any time; nor shall any vehicle offensive to the neighborhood be visibly stored, parked or abandoned in the neighborhood. No unused building material, junk or rubbish shall be left exposed on any Lot except during actual building operations.

8. No boat, camper, trailer, camper-truck or similar chattel shall be maintained or stored on any Lot or within the Properties other than in an enclosed structure for more than twenty (20) days within any calendar year. This provision shall not apply to trucks or commercial vehicles within the Lots which are necessary for the construction of residential dwellings.

9. No incinerator or trash burner shall be permitted on any Lot. No garbage or trash can, container or fuel tank shall be permitted to remain outside of any dwelling, except for

11. No fence shall be permitted to extend beyond the front line of a main residential structure. No hedges or mass planted shrubs shall be permitted more than ten (10) feet in front of the abovementioned front building line. No fences or walls shall exceed a height of six (6) feet.

12. Notwithstanding any provisions herein contained to the contrary, it is expressly permissible for a building, during the period of active continuous construction to maintain during the period of construction and sale of such buildings upon such portion of the Lot as such builder may choose such facilities as in the sole opinion of such builder may be reasonably required, convenient or incidental to the construction and sale of said buildings, including, but not limited to, a business office, a storage area, construction yards, signs, model units and sales office.

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

14. No owner, agent, occupant, or person in possession, charge or control of any Lot shall permit, allow or maintain any growth of noxious weeds, grass or worthless vegetation thirty-six (36) inches or more in height, or to litter or cause or allow litter to be deposited thereon.

EASEMENTS AND LICENSES

1. A perpetual license and easement is hereby reserved in favor of and granted to the Northwestern Bell Telephone Company and to Omaha Public Power District, their successors and assigns, to erect and operate, maintain, repair and renew cables, conduits and other instrumentalities and to extend wires for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service under a 5-foot strip of land adjoining the rear and side boundary lines of said lots, and license being granted for the use and benefit of all present and future owners of said lots; provided, however, that said lot line easement is granted upon the specific condition that if both said utility companies fail to construct wires or conduits along any of the said lot lines within thirty-six (36) months of the date hereof, or if any wires or conduits are constructed but hereafter removed without replacement within sixty (60) days after their removal, then this side lot line easement shall automatically terminate and become void as to such unused or abandoned easementways. No permanent buildings shall be placed in perpetual easementway, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

2. All telephone and electric power service lines from property line to dwelling shall be underground.

having commenced if a footing inspection has been requested on the Lot in question by officials of the City of Bellevue 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) expiration of the Five Year Term, (2) more than ten percent (10%) of the Lots remain unimproved, and (3) each owner of record is sent a written statement for Four Hundred Fifty Dollars (\$450.00) per unimproved Lot owned.

GENERAL PROVISIONS

1. For the purposes of these restrictions, two-story height as hereinbefore mentioned shall, when the basement wall is exposed, be measured from the basement ceiling on the exposed side(s) to the eave of the structure on the same side(s).

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

3. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty-five (25) years from the date this Declaration is recorded. This Declaration may be amended by the Declarant, or any person, firm, corporation, partnership or entity designated in writing by the Declarant, in any manner it shall determine in its full and absolute discretion for a period of three (3) years from the date hereof. Thereafter this Declaration may be amended by an instrument signed by the owners of not less than seventy percent (70%) of the Lots covered by this Declaration.

4. Invalidity of any one of these covenants by judgment or court order shall in no way effect any of the other provisions hereof which shall remain in full force and effect.

5. The covenants, easement conditions and other terms set out in this Declaration of Covenants, Conditions and Restrictions of Mike Hogan Development, Lots 141 through 198, shall be subject to the following enforcement:

- a. Mike Hogan Development, Sanitary and Improvement District No. 86 of Sarpy County, Nebraska, and every contract purchaser or owner of any Lot herein described will be entitled at any time or from time to time to institute any equitable or legal proceeding appropriate, convenient or

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to institute any equitable or legal proceeding appropriate, convenient, or necessary for enforcement of any easement granted to such grantee.

6. Mike Hogan Development or Sanitary and Improvement District No. 86 of Sarpy County, Nebraska, or their successor or assigns shall have the right by an express written Permit for the purpose of avoiding undue hardship to waive partly or wholly the application to any Lot of any covenant; and they will have the right at any time or from time to time to extend, modify, or terminate all or any part or parts of this Declaration other than the easements granted to other grantees. Any grantee, assign thereof, or successor thereto will have the right by an express written Termination to terminate any easement granted to such grantee.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 20 day of January, 1986.

DECLARANT:

MIKE HOGAN DEVELOPMENT, a Nebraska Partnership

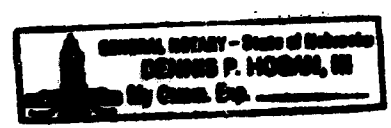
By Michael J. Hogan
Michael J. Hogan

Michael J. Hogan
MICHAEL J. HOGAN, a single person

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 20 day of January, 1986, before me, a Notary Public qualified in and for said County, personally came the above-named MICHAEL J. HOGAN, President of MIKE HOGAN DEVELOPMENT, and MICHAEL J. HOGAN, a single person, who is personally known to me to be the identical person whose name is affixed to the above instrument, and who acknowledged the execution of said instrument was its voluntary act and deed.

WITNESS my hand and notarial seal on the day and year last above written.



D. P. Hogan
Notary Public

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Proof	
D.E.	
Verify	
Filed	
Checked	
Fee \$	134.50

254 stamped copy

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Cecil J. Davis
REGISTERED CLERK

**DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR A PART OF WILLOW SPRINGS, A SUBDIVISION
IN SARPY COUNTY, NEBRASKA**

THIS DECLARATION, is made by MIKE HOGAN DEVELOPMENT COMPANY, a Nebraska corporation, hereinafter referred to as the "Declarant".

PRELIMINARY STATEMENT

The Declarant is the owner of certain real property located within Sarpy County, Nebraska, which is being developed as Willow Springs and is described as follows:

Lots 199 through 377, inclusive, in Willow Springs, a subdivision, as surveyed, plotted and recorded in Sarpy County, Nebraska.

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

The Declarant desires to provide for the preservation, protection and enhancement of the values and amenities of such community and for the maintenance of the character, value, desirability, attractiveness and residential integrity of the Lots.

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. These restrictions, covenants, conditions and easements shall run with such real estate 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 single family residential purposes and for no other purpose.
2. No building shall be created, altered, placed or permitted to remain on any Lot other than one (1) detached, single-family residential structure which shall conform to the following minimum area requirements:

Design

One story ranch type house

Minimum Area

1,100 sq. ft. of finished habitable space on the main floor

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<u>Design</u>	<u>Minimum Area</u>
One story split entry house	1,100 sq. ft. of finished habitable space on the main floor
One and one-half story house	1,150 sq. ft. of finished habitable space on the main floor
Two story house	1,500 sq. ft. of finished habitable space above the basement level
Bi-level, tri-level or split-level house	1,100 sq. ft. of finished habitable space above grade

For purposes of this Article I, Section 2, "finished habitable space" shall mean the finished living area measured to the exterior of the enclosing walls, and does not include porches, stoops, breezeways, courtyards, patios, decks, garages or carports or basements which are seventy-five percent (75%) or more below finished grade on at least three (3) sides. Each residential structure shall have an attached garage which will accommodate a minimum of two cars, with each car stall to be a minimum size of ten (10) feet by twenty-one (21) feet.

There shall not be constructed or erected on any two adjoining lots any dwelling having the same, or substantially the same, front elevations unless authorized as hereinafter provided.

3. For a period of twenty-five (25) years after the filing of this Declaration, no residence, building, fence, wall, driveway, patio, patio enclosure, rock garden, swimming pool, tennis court, dog house, tree house, antenna, satellite and receiving dish, flag pole, solar heating or cooling device, tool shed, wind mill, wind generating equipment, 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 as follows:

(a) An owner desiring to erect an Improvement shall deliver two sets of construction plans, and plot plans (herein collectively referred to as the "plans") to the Declarant. Such plans shall be to scale and shall reflect the type of structure, quality and use of exterior materials, exterior design, exterior color or colors, and location of the structure proposed for the Lot. Concurrent with submission of the plans, the Owner shall notify the Declarant of the Owner's mailing address.

(b) Declarant shall review such plans in light of the conditions and restrictions in Article I of this Declaration and in relation to the type and exterior of improvements which have been constructed, or approved for construction, on the Lots. In this regard, Declarant intends that the Lots shall be developed as 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 in a reasonable manner to promote conformity and harmony of the external design of the improvements constructed within the Willow Springs subdivision and to protect the value, character and residential quality of all Lots in a manner consistent with this Declaration. By way of illustration, and not of limitation, it is intended that the architecture of the residential structures constructed shall be consistent with the architecture found in The Town and Two Springs subdivisions in Sarpy County, Nebraska. Atypical improvements and home designs such as dome houses, A-frame houses and log cabins will not be approved unless the Declarant determines that construction of these improvements will not be materially inconsistent with the scheme of development contemplated by this Declaration. If Declarant determines that the external design and location of the proposed Improvement does not conform with the standards or requirements of this Declaration, does not conform with the surrounding improvements and topography or will not protect and enhance the integrity and character of all the Lots and neighboring lots, if any, as a quality residential community, Declarant may refuse approval of the proposed Improvement.

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(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 or shall be hand delivered. Such notice shall be mailed or delivered within thirty (30) days after the date of submission of the plans. If written notice of approval is not mailed or delivered within such period, the proposed Improvement shall be deemed refused by the Declarant.

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

4. The exposed front foundation wall as well as any foundation wall facing a street of all main residential structures must be constructed of or faced with brick or stone or stucco or other material approved in writing by the Declarant. 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, 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, siding, or other material approved in writing by Declarant. The roof of all Improvements shall be covered with asphalt shingles, or other material approved in writing by Declarant.

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" or "Sold"; 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, no retail 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, its agents or assigns, during the construction and sale of the Lots.

6. No exterior television antennas, broadcasting or receiving electronic equipment, or radio antennas 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 any 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 exceeding a three quarter ton weight registration, aircraft, camper truck, recreation vehicle ("RV") or similar chattel shall be maintained or stored on any part of a Lot (other than in an enclosed structure). 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. The dedicated street right-of-way located between the pavement and the lot line of any residential lot shall not be used for the parking of any vehicle, boat, camper or trailer. Automobiles and other self-propelled vehicles parked out of doors on the Lot, or upon the streets must be in operating condition. No grading or excavating equipment, airplanes, tractors or semitrailers/trailers shall be stored, parked, kept or maintained in any yards, driveways or streets. However, this restriction shall not apply to trucks, tractors or commercial vehicles which are necessary for the construction of Improvements during the period of construction.

9. No outside trash or garbage pile, burner, receptacle or incinerator shall be erected, placed or permitted on any Lot. No garden, lawn, snow removal 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. Lots shall be maintained free of trash and debris. No clothes line shall be permitted outside of any dwelling at any time except one umbrella-type clothes line per Lot.

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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. No fence shall be permitted to extend beyond the front line of a main residential structure unless written approval is first obtained from the Declarant. No hedges or mass planted shrubs shall be permitted more than ten (10) feet in front of the front building line. All produce or vegetable gardens shall be maintained only in rear yards.

11. Construction of residential structures or any other improvements shall be completed and finished within one (1) year from the date of commencement.

12. 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. Maintenance of said sidewalks, after construction, shall be the responsibility of the owner of the Lot, who shall at all times comply with applicable zoning requirements pertaining to the maintenance of sidewalks.

13. No swimming pool shall be permitted which extends more than one (1) foot above ground level.

14. 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 (1) dog house constructed for one (1) dog; provided always that the construction plans, specifications and locations of the proposed dog house have been first approved by the Declarant. A dog house shall only be allowed at the rear of the residence, concealed from public view. No dog runs or kennels of any kind shall be allowed in the Willow Springs subdivision. No livestock or agricultural type animal shall be allowed in the Willow Springs subdivision. No animals, livestock, fowl or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets (which do not include pot-bellied pigs) shall be allowed in Willow Springs, provided that they are not kept, bred or maintained for any commercial purpose and, provided, that they are confined to the pet owner's Lot and are not allowed to run loose outside of the pet owner's Lot.

15. The Lots are a part of water drainage plan which has been created by grading the Lots and installing improvements and easements for storm drainage in accordance with accepted engineering principles. No building shall be placed, nor any Lot graded, to interfere with such water drainage plan or to cause damage to any structures or neighboring structures or Lots.

16. No residential dwelling shall be occupied by any person as a dwelling until the construction of such dwelling has been completed, except for minor finish details as approved by the Declarant.

17. The front and side yards of all Lots shall be sodded and one (1) tree, not less than two (2) inches in diameter, shall be planted in the front yard of each residence. No tree shall be planted in the dedicated street right-of-way located between the pavement and the Lot line. All yards shall be sodded and the tree planted within one (1) year from the date construction for the residence on the Lot was initiated.

18. No exterior television or radio antenna or dish of any sort, and no solar collecting panels or equipment, or wind generated power equipment shall be permitted on any Lot. As a limited exception to the foregoing, an owner may, at his expense place one (1) satellite television receiving dish or disk on each Lot in a location and manner so that it is concealed from sight, provided, however, owners must submit plans for any and all satellite dishes and disks to Declarant for review in the manner provided in Article I, Section 3.

19. All utility service lines from each Lot to a dwelling or other improvement shall be underground.

20. Any exterior air conditioning condenser unit shall be placed in the rear yard or any side yards so as not to be visible from general 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

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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.

21. No structure of a temporary character, trailer, tent, outbuilding, barn or shack shall be used as a residence, either temporarily or permanently. No structures, dwellings, or modular housing improvements shall be moved from outside Willow Springs to any Lot.

ARTICLE II HOMEOWNERS' ASSOCIATION

1. The Association. Declarant shall cause the incorporation of WILLOW SPRINGS HOMEOWNERS ASSOCIATION, a Nebraska not for profit corporation (hereinafter referred to as the "Association"). The Association shall have 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. Common Facilities may include recreational facilities such as tennis courts and swimming pools, dedicated and nondedicated roads, paths, playgrounds and parks, ways and green areas; and signs and entrances for Willow 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, 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 Willow Springs; and the protection and maintenance of the residential character of Willow Springs.

2. Membership and Voting. 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 Purpose 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.

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(b) The landscaping, snowing, watering, repair and replacement of public property and improvements on public property within or near Willow 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 the landscaping within the easement areas located within Lots 199 through 377, inclusive, and Outlots 1 and 2, Willow 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. Lien 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) Sixty and no/100 Dollars (\$60.00) per Lot.

(b) In each calendar year beginning on January 1, 1997, one hundred fifty percent (150%) 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 (75%) 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 6, 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 Mortgage. 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.

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ARTICLE III. EASEMENTS

1. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District, Northwestern Bell Telephone Company, Metropolitan Utilities District, the City of Omaha, Nebraska, and Sanitary and Improvement District No. 86 of Sarpy 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 over, through, under and upon an eight foot (8') wide strip of land adjoining the rear lines and a five foot (5') wide strip adjoining the side boundary lines of the Lots; this license is being granted for the use and benefit of all present and future owners of these Lots; provided, however, that the side Lot line easement is granted upon the specific condition that if such utility companies fail to construct such facilities along any of said side Lot lines within twenty-four (24) 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 this sideline 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. All such utility service lines from property line to dwelling shall be underground.

2. Other easements are provided for in the final plat of Willow Springs, which is filed in the Register of Deeds of Sarpy County, Nebraska (Book ___, Page ___).

ARTICLE IV. NOTICE OF POTENTIAL TELEPHONE FACILITIES CHARGE

In the event that ninety percent (90%) of all Lots within Willow Springs Subdivision are not improved within five (5) years from the date that Northwestern Bell Telephone Company shall have completed its distribution system and filed notice of such completion ("Five Year Term") then such unimproved Lot shall be subject to a charge 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 imposed by Northwestern Bell Telephone Company or its successors 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) expiration of the Five Year Term, and (2) each owner of record is sent a written statement of charge for Four Hundred Fifty and no/100 Dollars (\$450.00) for each unimproved Lot.

ARTICLE V. 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 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

94-19980 H

eight (8) 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. By the written consent of the Declarant for a period of five (5) years from the date hereof, any or all of the covenants, conditions, restrictions, and encumbrances as they apply to the Lots may be waived, modified, or amended for any Lot or Lots, in any manner, for such a time period, and on such conditions, if any, which the Declarant may determine in its full and absolute discretion after considering the benefits and detriments which the waiver, modification or amendment will have on the Willow Springs Subdivision and the Owner requesting the waiver. Declarant's decision on any requested waiver, modification or amendment shall be final and there shall be no right of appeal of Declarant's decision. 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 requested waiver, modification or amendment.

4. Declarant, or its successor or assigns, 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.

5. 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 7 day of September, 1994.

MIKE HOGAN DEVELOPMENT COMPANY, a
Nebraska corporation,

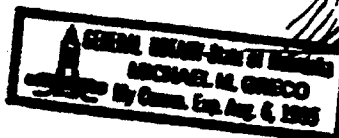
By Michael J. Hogan
President

ATTEST:

Clare J. Chole
Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 7 day of September, 1994, by Michael J. Hogan, President, and Clare J. Chole, Secretary, respectively, of MIKE HOGAN DEVELOPMENT COMPANY, a Nebraska corporation, on behalf of the corporation.



Michael M. Greco
Notary Public

98-22134

FILED SARPY CO. NE.

INSTRUMENT NUMBER
98- 022134

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Glenn J. Hanning
REGISTER OF DEEDS

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Proof AK
Fee \$ 36.50
Ck ☒ Cash ☐ Chg ☐

AMENDMENT TO PROTECTIVE COVENANTS

THIS AMENDMENT TO PROTECTIVE COVENANTS is made the date hereinafter set forth by Celebrity Homes, Inc., a Nebraska corporation.

RECITALS

A. On September 9, 1994, a document entitled Declaration of Covenants, Conditions, Restrictions and Easements for a Part of Willow Springs, a Subdivision in Sarpy County, Nebraska (hereinafter the "Declaration") for Lots One Hundred Ninety-Nine (199) through Three Hundred Seventy-Seven (377), inclusive, in Willow Springs, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, was recorded by Mike Hogan Development Company, a Nebraska corporation, Declarant, in the office of the Register of Deeds of Sarpy County, Nebraska as Instrument No. 94-19980.

B. On June 24, 1998, Mike Hogan Development Company executed an Assignment, assigning all its right, title and interest and its rights thereunder as Declarant to Celebrity Homes, Inc., hereinafter referred to as "Declarant," specifically declaring Celebrity Homes, Inc. to be the sole corporate and/or other entity designated by the Declarant to make amendments to the Declaration.

C. Article V. Paragraph 2. of the Declaration provide that the covenants and restrictions of the Declaration may be amended by the 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 eight (8) years following September 7, 1994.

NOW, THEREFORE, Declarant hereby declares that the Protective Covenants recorded on September 9, 1994 as Instrument No. 94-19980 in the office of the Register of Deeds of Sarpy County, Nebraska should be and hereby are amended on the following described lots:

Lots 200, 201, 209-212, 216, 222, 234, 235, 237, 238, 252,
254-258, 261-263, 272, 275, 277, 279, 282, 284, 297, 298,
300, 302, 308, 317, 319, 321, 322, 324, 325, 327-329, 331,
333, 335, 338, 352, 356, 359, 360, 364, 365, 371, 376,
Willow Springs, a subdivision, as surveyed, platted and
recorded in Sarpy County, Nebraska,

in the following manner:

1. By deleting therefrom Paragraph 2. of Article I and adding in its place and stead the following:
 2. No building shall be created, altered, placed or permitted to remain on any Lot other than one (1) detached, single-family residential structure which shall have a minimum of 900 square feet of finished habitable space above grade. For the purposes of this Article I, Section 2, "finished habitable space" shall mean the finished living area measured to the exterior of the enclosing walls,

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Walsh, Fullenkamp & Doyle
11440 West Center Road
Omaha, Nebraska 68144
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and does not include porches, stoops, breeze ways, courtyards, patios, decks, garages or carports or basements, which are seventy-five percent (75%) or more below finished grade on at least three (3) sides. Each residential structure shall have an attached private garage which will accommodate a minimum of two cars.

2. By deleting therefrom Paragraph 4. of Article I and adding in its place and stead the following:

4. Any exposed front of all non-wood frame or poured concrete foundation walls of all main residential structures must be constructed of or faced with brick or stone or stucco or other material approved in writing by the 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, siding, or other material approved in writing by Declarant. The roof of all Improvements shall be covered with asphalt shingles, or other material approved in writing by Declarant.

All other terms of said Protective Covenants shall remain in full force and effect.

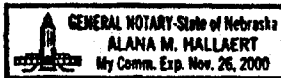
Dated this 7th day of August, 1998.

CELEBRITY HOMES, INC.

By Gale L. Larsen
GALE L. LARSEN, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 7th day of August, 1998, the foregoing instrument was acknowledged before me, a Notary Public, by Gale L. Larsen, President of Celebrity Homes, Inc., acting on behalf of said corporation.



Alana M. Hallaert
Notary Public