

DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
OF HICKORY HILL, FIRST ADDITION, A SUBDIVISION  
IN SARPY COUNTY, NEBRASKA

THIS DECLARATION, made on the date hereinafter set forth, is made by FRANKLIN P. ROGERS and MICHAEL F. ROGERS, hereinafter collectively referred to as the "Declarants".

PRELIMINARY STATEMENT

The Declarants are the owners of certain real property located within Sarpy County, Nebraska and described as follows:

Lots 1 through 26, inclusive, Lots 28 through 42, inclusive, Lots 44 through 98, inclusive, and Lots 103 through 133, inclusive, in Hickory Hill, First Addition, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

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

The Declarants desire to provide for the preservation of the values and amenities of the Lots and for the maintenance of the character and integrity of the area in general.

NOW, THEREFORE, the Declarants hereby declare that all of the Lots described above 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 such 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 the above described Lots, or any part thereof, as is more fully described herein. The Lots are and will 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 for use as a church, school, park or other non-profit recreational purpose as may be approved, in writing, by Declarants, or their successors or assigns.

2. No single-family residence shall be created, altered, placed or permitted to remain on any lot other than one detached single-family dwelling, which shall not exceed two and one-half stories in height.

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

- A. 1250 square feet for a one-story dwelling;
- B. 1000 square feet for a 1 1/2 story or 2-story dwelling; and
- C. 1100 square feet for a split-level dwelling. (on split-level or split-entry dwellings, the "ground floor" shall be deemed to include all finished living areas except such areas as are constructed on top of other finished living areas)

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For each single-family dwelling there must be erected a private garage for not less than two cars, nor more than three cars (each car stall to be a minimum size of ten feet by twenty-one feet).

4. For a period of fifteen 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, 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, altered 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:

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

(ii) Declarant shall review such plans in relation to the type and exterior of improvements constructed, or approved for construction, on neighboring Lots and in the surrounding area, and any general scheme or plans formulated by Declarant. If Declarant determines that the proposed Improvement will not protect and enhance the integrity and character of all the Lots and neighboring Lots as a quality residential community, Declarant may refuse approval of the proposed Improvement.

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

(iv) The decision to approve or refuse approval of a proposed Improvement shall be exercised by the Declarant to protect the values, character and residential quality of all Lots. However, no Lot owner, or combination of Lot owners, or other person or persons shall have any right to any action by Declarant, or to control, direct or influence the acts of the Declarant with respect to any proposed Improvement. No responsibility, liability or obligation shall be assumed by or imposed upon Declarant in this Section, or as a result of any act or failure to act by Declarant with respect to any proposed Improvement.

5. 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 simulated brick or stone or stucco. 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, asphalt or laid stone. All foundations shall be constructed of concrete, concrete blocks, brick or stone. Fireplace chimneys shall be covered with brick, stone or siding.

6. 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". No Lot shall 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 residence 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 Declarants, their agents or assigns, during the construction and sale period of the Lots.

7. No exterior television or radio antenna of any sort shall be permitted on any Lot.

8. 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 outside of any garage at any time; nor shall vehicles 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 and then in as inconspicuous a manner as possible.

9. No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, camper truck or similar chattel shall be maintained, parked or stored on any Lot, other than in an enclosed structure, or in front of or to the side of the main dwelling except that during the months of May through September such chattels may be parked in the driveway only. No motor vehicles may be parked or stored outside on any Lot, except vehicles driven on a daily basis by the occupants of the dwelling located on such Lot. No grading or excavating equipment, airplanes, tractors or semi-tractors/ trailers shall be stored, parked, kept or maintained in any yards, driveways or streets. However, this restriction should not apply to trucks, tractors or commercial vehicles which are necessary for the construction of residential dwellings during their period of construction.

10. No outside trash or garbage pile, burner, receptacle or incinerator shall be erected, placed or permitted on any Lot. All fuel tanks shall be buried beneath ground level. 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. 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.

11. 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 obtained from Declarants. No hedges or mass planted shrubs shall be permitted more than ten (10) feet in front of the above-mentioned front building line. All produce or vegetable gardens shall be maintained only in rear yards.

12. A dwelling on which construction has begun shall be completed within one (1) year from the date the foundation was commenced for such dwelling.

13. 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 then owner of the Lot prior to the time of completion of the main structure and before occupancy or use thereof.

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 that a dog house constructed so as to house one (1) dog shall be permitted provided the construction plans and specifications and the location of the proposed structure have been first approved in writing by Declarants, or their assigns. Dog runs and dog houses shall be placed at the rear of the building and concealed from public view.

15. Any exterior air conditioning condensor 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 proliferation, or detract from a neat and trim appearance. Vacant Lots shall not be used for dumping of earth or any waste materials; no vegetation on vacant Lots shall be allowed to reach a height in excess of eight (8) inches.

16. 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.

17. No structure of a temporary character, trailer, basement, tent, outbuilding or shack shall be erected upon or used on any Lot at any time as a residence, either temporarily or permanently. No structures, dwellings, or modular housing improvements shall be moved in from outside Hickory Hill to any Lot.

18. At the time of initial occupancy of the main dwelling, the then owner shall plant, and there shall thereafter be maintained in a growing state by the then owners, at least one deciduous tree with a minimum trunk diameter of one and one-half inches; such tree to be located in the front yard at least ten feet from the front Lot line.

EASEMENTS

A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District, Northwestern Bell Telephone Company, Peoples Natural Gas Co., the City of Papillion, Nebraska and Sanitary and Improvement District No. 121 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, under, through and upon an 8-foot-wide strip of land adjoining the rear lines and a 5-foot-wide strip adjoining the side boundary lines of the Lots; such license 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 all of such utility companies or entities fail to construct such facilities along any of the side Lot lines within thirty-six (36) months of date hereof, or if any such facilities are constructed

