

FILED

KAMEO ESTATES

96 FEB 27 PM 1:24

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

DECLARATION OF COVENANTS AND RESTRICTIONS

This Declaration made this Dec day of 1st, 1995, by Ronald D. Kreie and Janet H. Kreie, hereinafter referred to as "Declarants" and shall apply to the real property legally described on Exhibit "A" attached hereto and by reference incorporated herein, which real property is located in Washington County, Nebraska.

WITNESSETH

WHEREAS, Declarants are the owners of the real property described in Exhibit "A" attached hereto and desires to create a residential development thereon to be known as Kameo Estates.

WHEREAS, Declarants desire to subject said real property (Exhibit "A") to these Covenants, Conditions and Restrictions in order to enhance and preserve the development, and

WHEREAS, Declarants has incorporated the Kameo Estates Homeowner's Association, Inc., hereinafter referred to as the "Homeowners Association", under the laws of the State of Nebraska as a non-profit corporation, the purpose of which is to exercise the function set forth herein,

NOW, THEREFORE, Declarants declare that the real property described in Exhibit "A" attached hereto is and shall be held , transferred, sold, conveyed and occupied subject to the covenants, conditions and restrictions set forth herein.

ARTICLE I PROPERTY SUBJECT TO DECLARATION

The real estate situated in Washington County, Nebraska as described in "Exhibit "A", attached hereto, and made a part thereof, shall be held, transferred, sold, conveyed and occupied subject to the terms of these convenience, conditions and restrictions. Declarants have 11 lots as shown on "Exhibit A" with property legally described as lying in the East Half of the Northeast Quarter of Section 34, Township 17 North, Range 12 East of the 6th P.M. Washington County, Nebraska. Containing 2+ acres more or less. All conveyances must be conveyed by the appropriate metes and bounds legal description. For the purpose of this Declaration of Covenants, Conditions and Restrictions, the term "property" or "properties" means the real Property described on Exhibit "A" attached hereto.

ARTICLE II MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

1. Declarants and every person or entire who is a record owner of a fee or undivided fee interest in any of the property described on exhibit" attached hereto, including a contract vendee, shall be a member of the association. The foregoing is not intended to apply to persons or entities who hold as interest merely as security. Members shall be entitled to one (1) vote for each tract in which they hold the interest required for membership as described above. When more than one person owns a tract, they shall only be entitled to cast one vote with respect to such tract. Membership shall be appurtenant to and may not be separated from ownership of any property subject hereto.

STATE OF NEBRASKA COUNTY OF WASHINGTON) SS 722
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 27th DAY OF February A.D. 1996
AT 1:24 O'CLOCK P. M. AND RECORDED IN BOOK
250 AT PAGE 9-15
COUNTY CLERK Charlotte L. Petersen
DEPUTY Karen Madson

Recorded ✓
General ✓
Numerical ✓
Photostat ✓

NEW - Dec 1995

2. Declarant has recorded with the register of Deeds of Washington County, Nebraska, an Easement : Maintenance Agreement in Book _____, page _____ of the Miscellaneous Records of said County for the purpose of Providing a permanent right-of-way easement for vehicular and pedestrian ingress and egress over the easement area for the benefit of all. It shall be the duty of the Homeowner's Association to repair, maintain and reconstruct such roadway, including providing snow removal, mowing and to provide for a method of assessing the owners for the costs of these activities.

ARTICLE III COVENANTS FOR MAINTENANCE ASSESSMENTS

1. Declarants hereby convenience, and each owner of any of the property described within Exhibit "A"; upon acceptance of a Deed or other conveyments, shall be deemed to conenant and agree to pay the Association any assessments, special assessments or annual assessments or charges, and the costs for collection thereof, as hereinafter provided, and said amount shall be a charge on the land and shall be a continuing lien upon property against assessment is made. Each such assessment, together with costs for collection and reasonable attorney fees, shall also be apersonal obligation of the person who is the owner of the property within the boundaries of Exhibit "A" at the time when the assessment fell due.

2. The assessments levied by the Association shall be used for the purpose of repairing, maintaining and/or reconstructing the roadway on the easement recorded in Book _____, Page _____ of the Miscellaneous Records of the Register of Deeds, Washington County, Nebraska, including mowing and snow removal for such roadway and providing insurance coverage, if needed.

3. If any assessment is not paid on the date when due, then such assessment shall become delinquent and shall, together with costs of collection thereof, become a continuing lien on the property of such owner and such owner shall be personally obligated for such amount if such delinquent assessment is not paid within thirty (30) days after the due date and shall bear interest at the rate of sixteen percent (16%) per annum from the due date until paid, and the Association shall have the right to file a lien against the premises and file an action at law against the Association shall be entitled to its costs of collection, including attorney fees. No owner may escape liability for the assessments by non-use of the easement area.

4. The lien of the assessments provided for herein shall be subordinate to the lien of any bonafide first mortgage now or hereafter placed upon any parcel subject to assessment.

ARTICLE IV RESTRICTIVE COVENANTS

The following restrictions are imposed upon all of the property, and any part thereof, described in Exhibit "A" attached hereto for the benefit of each property, tract or parcel of property now divided, in the future within the area described on Exhibit "A" attached hereto and may be enforced by any owner of property within the area described in Exhibit "A" or by the Homeowners Association:

A. No lot shall be used for other than rural residential purposes. No residence shall be erected, altered, placed or permitted to remain on any lot except one single-family dwelling and accessory outbuildings. All structures shall meet the requirements of the Washington County Building Code, whether or not a building permit is required. No business, commercial, or industrial activity of any kind shall be conducted on any lot. Plans for all residences and a drawing showing the placement of all improvements, style, type, color of residence and any building, plus landscaping plans, shall be submitted to the Declarants developers Kameo Estates for their approval, prior to the commencement of any construction. Plans will not be returned to the owner. Within fifteen (15) days of receipt of said plan the Declarants shall notify the owner in writing of their approval or disapproval of the plans. If the Declarants shall fail to send said written notice within said fifteen (15) day period, then such plans shall be deemed approved.

B. No noxious or offensive trade or activity shall be carried on upon any lot, and nothing shall be done thereon which may be or become annoyance or nuisance to the neighborhood, or which may endanger the health or unreasonably disturb the quiet of the owners or occupants of the adjoining lots.

C. The owner of each property shall be responsible for the upkeep and maintenance of said property prior to and after building completion. Should the owner of the property not keep the area clear of debris and mowed prior to the construction of the residence completion, the original Declarant, and his successors and assigns, may at his option, mow and maintain the property at the rate of \$35.00 per hour with the total charge not to exceed \$600.00 per year. The owner shall take whatever steps are necessary to control noxious weeds on his property, and shall maintain necessary ground cover in order to prevent erosion.

D. No buildings or electrical box shall be located on any lot nearer than 75 feet of the front and back boundaries or 50 feet on the side boundaries. All residential dwellings shall be located, so the front of the residential dwelling faces Kameo Road. All accessory buildings must be in harmony with the structure and design of the residence. No barn or accessory building may be constructed or placed in the front yard of any lot, or if the residence is further back than the front yard set-back, no accessory building may be placed between the front yard set-back and the residence. No barn or accessory building shall be erected on any lot before construction of a residence thereon. No partially completed residence, nor any trailer, basement, tent, shack, barn, garage, or any other outbuilding erected in or on any lot shall at anytime be used as a residence, either temporarily or permanently. No building of any kind whatsoever shall be moved onto any building lot, except that during construction of house a temporary building may be used for storage of tools and materials.

E. The minimum dwelling sizes in Kameo Estates (the property) shall be as follows:

1. For a ranch style (one level) or split entry home, the ground floor (or main level) shall contain not less than 1,800 Square feet of finished living area.
2. For a Split-level, tri-level, or multi-level home the top three (3) levels shall contain a total of not less than 2,000 square feet of finished living area.
3. For a one and one half (1 1/2) story home the two (2) levels must contain a total of not less than 2,000 square feet of finished living area.

4. For a two (2) story home, the ground floor (first floor) shall contain not less than 1,200 square feet of finished living area, and the total finished living area for the first and second floors shall contain not less than 2,400 square feet.
5. No permanent clothes lines, large satellite dishes, C B exterior antennas and above ground swimming pool will be permitted.
6. All homes must have wood shakes, tile or slate roofs or an asphalt shingle that looks like wood, except for flat roofs.
7. Home exteriors may be painted or colored only in earth tone colors.
8. Outdoor garbage and trash containers must be covered or camouflaged. No outside above ground or uncovered trash or garbage piles, burners, receptacles or incinerators shall be erected, placed or permitted on any of the said real estate.
9. Fences on property lines, around barn area or other buildings must be 3 rail P V C or wood. Wood fence must be painted white. Any fencing behind residence may be wood, P V C or chainlink. The maximum height to be 5 feet.

The computation of living area shall be exclusive of porches, basements, breezeways, and garages. The Maximum height for any building shall be two (2) stories, and all residences shall be built with a garage for not less than two (2) cars. All foundations of the residence, if exposed, must be faced with brick or stone or decorative block.

F. Recreation-type vehicles, trailers, campers, boats, trucks, must be parked or stored in such a manner so that they are not offensive. Tractors, equipment or machinery shall be kept in outbuildings or in an area property landscaped so the equipment is not visible to residents of the adjoining property.

G. No residential building lot shall be resubdivided into building plots of less than the original plat plans and approved by Washington County Zoning.

H. All residents and other main structures must be completed within twelve (12) months after the beginning of construction.

I. Trailer, Earth, Dome and Modular homes are not permitted.

J. All homes must have septic tanks. All septic tanks and wells must be located, constructed and operated in compliance with all health regulations which are applicable. Plans for said septic tanks and water wells shall be approved by the City- County Health Department prior to construction. No lagoons are allowed, unless required by Washington County, Nebraska Health Department. In such event, the same shall be screened with evergreen shrubbery and located at least two hundred (200) feet from any property line.

K. No nuisance, advertising sign, billboard, or other advertising device shall be permitted, erected, placed, or suffered to remain upon said lots, except that this restriction shall not prevent there placing of reasonable signs advertising the lots or residences for sale.

L. NO animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot for commercial purposes. Dogs, cats, and household pets may be kept for personal or family purposes, not to exceed two (2) dogs or Cats except that in the event of the birth of a litter the owner shall have three (3) months to remove the same. Riding horses, not to exceed two (2), may be kept for personal or family purposes if suitable stables are provided. All stables and accessory buildings of any character used in

connection with such animals shall be located and maintained at all times in a neat, clean and orderly manner by the owner of said property so that they will not be offensive to the occupants of adjoining lots. No owner or occupant of the property shall maintain any split hoof animal on the said property.

M. The assembly, disassembly or general service work on any car, truck, equipment or other machinery shall be prohibited except in an enclosed garage.

N. No firearms or guns of any type or nature whatsoever shall be fired or discharged upon, over, or across any land in the subdivision.

O. All private roads established in Kameo Estates shall be maintained by the lot owners with all expenses being paid equally by the owners of the lots such private road services.

P. Private roads leading to owners residence or buildings from Kameo Drive must be 20 feet from owners property line, boarding other property lines.

Q. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

ARTICLE V GENERAL PROVISIONS

1. These Covenants, Conditions and Restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Homeowner's Association, or the owner of any property subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date these Covenants, Conditions and Restrictions are recorded, after which time said Covenants, Conditions and Restrictions shall automatically renew for successive periods (ten) 10 years each, unless an instrument terminating this Declaration signed by the then owners of a majority of the tracts has been recorded prior to the commencement of such ten (10) year period agreeing to change said Covenants, Conditions, and Restrictions in whole or in part.

2. Except otherwise set forth herein, these Covenants, Conditions and Restrictions may only be amended during the first Thirty (30) years from date of filing by an instrument signed by not less than seventy percent (70%) of the tract owners.

3. The Homeowner's Association shall maintain such insurance coverage as is deemed advisable by the Board of Directors. Premiums shall be paid from the annual assessments.

4. Enforcement of these Covenants, Conditions and Restrictions shall be by proceeding at law or in equity by owner or the Homeowner's Associations against any person or persons violating or attempting to violate any covenant, conditions and restriction set forth herein, either to restrain the violation or to recover damages, and against the land to enforce any lien created by these Covenants, Conditions and Restrictions. Failure to enforce any Covenant, Condition and Restriction herein shall not be deemed a waiver of the right to do so thereafter. Invalidation of any one of these Covenants, Conditions or Restrictions shall in no way affect any other provisions which shall remain in full force and effect.

5. Nothing herein contained shall in any way be construed as imposing upon the undersigned Declarant any liability, obligation or requirement to enforce any of the provisions contained herein. The rights, powers and responsibilities of the undersigned Declarant as outlined and contained herein may be assigned and delegated by the undersigned Declarant. Until such time as all tracts are improved, the

undersigned Declarant shall have the right, in his discretion, to waive any one or more of the covenants, conditions or restrictions herein contained for hardship or other just cause.

IN WITNESS WHEREOF, the Declarant, being the owner of all of the real property described herein hereby executed this document on the day and year first written.

Dated 2/22 1996

Ronald D Kreie
Ronald D Kreie

Janet H Kreie
Janet H Kreie

STATE OF NEBRASKA]

] WASHINGTON COUNTY]

On this 22 day of Feb, 1996, before me, the undersigned Notary Public in and for said county, personally appeared Ronald D Kreie and Janet H Kreie to me known to be the identical persons whose names affixed to the foregoing instrument, and acknowledged the execution thereof to be their voluntary act and deed.



Paul L. Oestmann
Notary Public

PROTECTIVE COVENANTS

1. These covenants shall run with the land and shall be binding upon all present and future owners of the land.

*Need a copy of covenants for Kameo Estates in WA County. AS AP
Told them that it would be Mon/Tue before she could get them*

Message/Comments

Total number of pages (including cover sheet):

Regarding:

Lois - Johnson Team

From the desk of:

Michelle Wiese

Recipient's Fax Number:

Company:

Yum

Recipient:

Smith LSMA

Facsimile Cover Sheet

11317 Davenport
Omaha, NE 68154
Phone: 402-333-1025
Fax: 402-346-8807

023-536



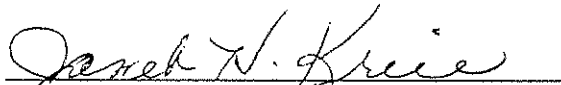
discretion, determine that it is necessary or advisable to do so.

7. No outside above-ground or uncovered trash or garbage piles, burners, receptacles or incinerators shall be erected, placed or permitted on any of the said real estate. Septic tank systems shall comply with all rules and regulations of the Washington County Health Department or other applicable regulatory agency. No noxious or offensive activities shall be carried on or upon any part of said Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to other owners or occupants of the Adjoining Property. No trailer, basement, basement house, tent, shack, barn or other out-buildings erected on the Property shall at any time be used as a residence temporarily or permanently. No structure of a temporary character shall be used as a residence. No building constructed in another area or addition may be moved on to or permitted to remain on any of this Property. No animals, livestock or poultry of any kind shall be raised, brought or kept on said Property, except that dogs, cats or other household pets and horses are permitted, provided, no animals, except horses, shall be kept, bred, maintained or kenneled for any commercial purpose. No owner or occupant of the Property shall maintain any split-hoof farm animal on the premises at any time except that three calves may be maintained on the premises upon receiving the prior written approval of Kreie or their designee. All buildings, outbuildings, structures and improvements shall be properly maintained at all times. All equipment shall be kept in outbuildings or in an area properly landscaped so the equipment is not visible to residents of the Adjoining Property. No machinery, trailers or vehicles shall be parked or stored outside within 100 feet of the East boundary of the Property or between the existing barn and the South boundary of the Property. No noxious weeds shall be permitted and an appropriate eradication program therefor shall be maintained. Grass or cover crops shall be maintained on all land and all weeds, grass and cover crops shall be mowed regularly and weeds shall not be allowed to go to seed. No debris, junk, unlicensed or nonoperating automobiles or unsightly accumulation of materials shall be allowed on the Property.

8. These covenants shall be in force from the date hereof for a period of twenty (20) years and may be renewed for an additional twenty (20) year period by Kreie or their designee. Prior to November 30, 2003, these covenants may be amended unilaterally by Kreie or their designee if they, in their sole discretion, deem it necessary or advisable to do so provided any such amendment shall not restrict any prior use of the Property that was in compliance with these Covenants.

IN WITNESS WHEREOF, we have set our hands this 30 day of November, 1993, binding ourselves and our heirs.


RONALD D. KREIE


JANET H. KREIE

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified for said County, personally came RONALD D. KREIE and JANET H. KREIE, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

SUBSCRIBED AND SWORN to before me on this 30 day of November, 1993.



[Handwritten Signature]
NOTARY PUBLIC

STATE OF NEBRASKA COUNTY OF DOUGLAS 5386
RECORDED IN NEBRASKA INDEX AND FILED FOR RECORD
THE 1st DAY OF December, A.D. 1993.
AT 10:15 O'CLOCK A. M. AND RECORDED IN BOOK
223 AT 536-538
BY Charlotte Peterson
Karen Macdon