

Inst. 2010 - 2889

RECORDED  
DAWSON COUNTY NE

2010 SEP 15 AM 11:18

RESTRICTIVE COVENANTS

The undersigned THE GREATER LEXINGTON CORPORATION, a Nebraska Corporation (hereinafter referred to as "Owner") is the Owner of the following described real estate located within Lexington, Dawson County, Nebraska:

*Ruth A Meyer*  
RECORDED  
OF DEEDS

2150  
LICK  
Heldt

Lots One (1) through Ten (10), Block One (1), and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Eleven (11), Twelve (12), and Thirteen (13), Block Two (2), Northwest Third Addition to the City of Lexington, Dawson County, Nebraska.

These Restrictive Covenants are established upon the Properties.

1. USE: No lot within the Properties shall be used other than for single family residential purposes.

2. COMPLETION OF CONSTRUCTION: Any building constructed upon any lot within the Properties shall be completed within twelve months after the commencement of construction.

3. ANTENNAS: No wiring or antenna for electrical power, telephone, television, radio, or any other use shall be permitted above ground, except within a building. This covenant shall not prohibit the installment of equipment, including antennas or dishes for satellite television.

4. SIDEWALKS: All sidewalks shall be constructed back-of-curb with a minimum width of 4 feet.

5. TEMPORARY STRUCTURES: No partially completed dwelling or temporary building and no trailer, tent, shack or garage on any lot within the Properties shall be used as either a temporary or permanent residence, except with the written approval of the Owner during construction of a permanent residence.

6. SIGNS: No advertising signs, billboards, or other advertising devices shall be permitted on any lot within the Properties. However, the Owner may erect signs advertising lots for sale within the Properties, and a sign advertising a single lot for sale may be erected upon any lot.

7. STRUCTURES ALLOWED: No building shall be erected, altered, placed or permitted to remain upon any lot other than single family dwellings, private garages and such other recreational and utility buildings and structures as shall not detract from the property values of said lots. No modular, prefabricated, existing or mobile home structures shall be moved onto any lot within the Properties.

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8. DWELLING SIZE: No dwelling shall be permitted on any lot within the Properties which shall have less than a minimum square foot area of 1400 square feet, exclusive of porches and garages, except with regard to two story or split level dwellings, a minimum square foot area of not less than 1200 square feet at ground level shall be required, exclusive of porches and garages. All dwellings shall have a minimum two car attached garage with a hard surfaced driveway to said garage.

9. RECREATIONAL VEHICLES: No recreational vehicles, including, but not limited to, boats, campers, mobile homes and snowmobiles shall be allowed to be stored upon the Properties unless within an enclosed structure or in the back yard on a cement surface.

10. AMENDMENTS: These Restrictive Covenants shall run with the land and shall be binding upon and enforceable by the Owner and all persons claiming under the Owner and all successive owners shall have the same right to invoke and enforce its provisions as the Owner.

11. SEPARABILITY: The invalidation of any one of these Restrictive Covenants shall not affect the validity of the remaining provisions hereof.

IN WITNESS WHEREOF, our signature has been affixed hereto, this 13 day of September, 2010.



THE GREATER LEXINGTON CORPORATION, a Nebraska Corporation

By Vance Bricker  
VANCE BRICKER, President

ATTEST:

Susan P. Bennett, Com.  
Secretary

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF DAWSON )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2010, by VANCE BRICKER, President of THE GREATER LEXINGTON CORPORATION, a Nebraska Corporation, for and on behalf of the Corporation.

LexDev/Res...  
GENERAL NOTARY - State of Nebraska  
PAMELA D. BERKE  
My Comm. Exp. March 30, 2011

Pamela D. Berke  
Notary Public

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