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PROTECTIVE COVENANTS

VALLEY VIEW ESTATES SUBDIVISION

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1. These covenants shall run with the land and continue until January 1, 1989, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of said land shall have been recorded in the office of the County Clerk of Washington County, Nebraska, agreeing to change same in whole or part.
2. If any person, firm or corporation shall violate or attempt to violate any provisions thereof, any owner of real estate in such addition shall be empowered and entitled to bring any action or proceeding to prevent or restrain the continuance of such attempt or violation or to recover damages occasioned thereby.
3. If any provisions hereof shall be adjudged unlawful or unenforceable, same shall in no manner affect or change the other provisions hereof, which shall remain in full force and effect.
4. The lots in Valley View Estates Subdivision shall be used only for single family residential purposes.
5. Construction on or improvement on any lot shall be subject to the following restrictions:
  - A. Minimum Yards - The minimum front, side and rear yard requirements of the Washington County Single Family Zoning District as now enacted shall govern this Subdivision. Any waiver or change of said restriction by Washington County shall only affect these covenants when said waiver or change is more restrictive than the requirements now in effect.
  - B. Buildable Area - No lot shall be used as a building site for a residential structure if said lot has been reduced to an area less than originally platted.
  - C. Minimum Dwelling Size - Each dwelling shall contain not less than 1200 square feet of finished living area.
  - D. Maximum Height - No dwelling or other building shall be constructed which is more than two and half stories or 35 feet in height.
6. Construction of any dwelling or structure must be completed within one year after excavation for footings.
7. No out buildings shall be constructed closer than 100 feet to Road Right of Way lines.
8. Livestock kept on the premises shall be kept in accordance with the requirements of Washington County R-1 Zoning. All structures used for the housing of livestock and any areas where livestock are kept shall be maintained in a clean and orderly manner. Fencing must be well maintained and not allowed to deteriorate.

