

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

KNOX COUNTY, NEBRASKA,
THE UNDERSIGNED, JOSEPH R. MERCHANT AND JUDY M. MERCHANT, NOW BEING THE OWNERS OF ELK RIDGE ESTATES, LOCATED
IN SECTION 15, TOWNSHIP 33 N, RANGE 2 WEST, KNOX COUNTY, NEBRASKA, WHEREAS SAID OWNERS DESIRE TO ESTABLISH A
GENERAL PLAN FOR IMPROVEMENT AND DEVELOPMENT OF THEIR PROPERTY AFORESAID, THEY HEREBY MAKE THE FOLLOWING
RESTRICTIVE COVENANTS ARE APPLICABLE TO ALL THE AFRODESCRIBED REAL PROPERTY AND EACH CONVEYANCE
HEREAFTER MADE SHALL BE SUBJECT THERETO, AND THE GRANTEEES THEREIN SHALL AGREE THERETO AS FOLLOWS:

THAT THE PROPERTY IS TO BE USED BY THE OWNER, HIS FAMILY, SERVANTS AND GUESTS FOR PRIVATE, NON
COMMERCIAL, RESIDENTIAL PURPOSES, AND FOR NO OTHER DIFFERENT OBJECT OR PURPOSE

ALL BUILDINGS OR STRUCTURES ERECTED ON PREMISES SHALL BE OF NEW CONSTRUCTION, AND NO BUILDING OR
STRUCTURE SHALL BE MOVED FROM OTHER LOCATIONS TO SAID PREMISES WITHOUT THE FULL WRITTEN CONSENT
OF THE UNDERSIGNED.

THE GRANTEEES, THEIRS HEIRS, EXECUTORS AND ASSIGNS AGREE TO MAINTAIN THE ROAD AND THE WATER MAIN
WITHIN THE BOUNDARIES OF THE SUBDIVISION, INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE TO MAINTAIN
WATER SERVICES FROM THE WATERMAIN TO THE DWELLING AND SHALL ALSO BE RESPONSIBLE FOR A PRIVATE DRIVE
FROM MAIN ROAD INTO INDIVIDUAL LOT AND ONTO LOT.

SANITARY SEWAGE DISPOSAL FOR LOTS 1, 2, 4, 5, 6, 7, 9, THROUGH 16, AND 20 SHALL CONNECT TO COMMON SANITARY
SEWER MAIN LOCATED AT LOT LINE AS SHOWN ON NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY SEWAGE DISPOSAL
PERMIT. LOT OWNER SHALL INSTALL ADEQUATELY SIZED SEPTIC TANK TO BE INSTALLED IN SERVICE LINE ON LOT BEFORE
CONNECTION TO SEWER MAIN.

SANITARY SEWAGE DISPOSAL FOR LOTS 3, 8, 17, 18, 19, 21, & 22 WILL REQUIRE INSTALLATION OF SEPTIC TANKS
AND DRAINFIELD AS REQUIRED BY NEBRASKA D.E.Q.

NO LOT SHALL BE DIVIDED INTO SMALLER LOTS OR BE CONVEYED OR ENCUMBERED IN LESS THAN THE FULL
DIMENSIONS OF SAID LOTS AS SHOWN ON THIS PLAT.

NO HUSBANDRY OF ANIMALS OR FOWL IS PREMITTED, HOWEVER, HOUSE PETS ARE EXCLUDED FROM THIS RESTRICTION.

ALL RESIDENTIAL DWELLINGS SHALL CONTAIN AT LEAST 1200 SQUARE FEET MINIMUM OF LIVING AREA PER FLOOR,
AND NO MOBILE RESIDENCE (TRAILER HOME, MODULAR, OR MOBILE HOME).

NO LOTS MAY CONTAIN MORE THAN ONE SINGLE FAMILY DWELLING.

MINIMUM YARD REQUIREMENTS

30' FRONT - 25' BACK - 10' SIDES

Joseph R. Merchant
JOSEPH R. MERCHANT

Judy M. Merchant
JUDY M. MERCHANT