



### DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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 AFORESAID REAL PROPERTY AND EACH CONVEYANCE HEREAFTER MADE SHALL BE SUBJECT THERETO AND THE GRANTEE 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 GRANTEES, 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 PERMITTED, 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 MOVABLE 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