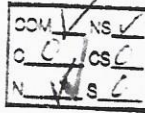


RECORDED & INDEXED
BOOK 231
Deeds 265
2014 JUL 10 AM 10:52



REGISTER OF DEEDS NOTE:
Also indexed in Whitetail
Lake Sixth Subdivision and
Whitetail Lake First
Subdivision.

Raymond E. Baker
Fee \$46.00
Mail-Raymond E. Baker

Return Original, Recorded Document To:
Law Office of Raymond E. Baker, P.C.
3310 - 26 Street, PO Box 1308
Columbus NE 68602-1308

COPY
Lots 86-104

SUPPLEMENTAL DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WHITETAIL LAKE SIXTH SUBDIVISION

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Supplemental Declaration") is made as of this 10th day of June, 2014, by FOUR-N CORPORATION, a Nebraska corporation, hereinafter referred to as the "Developer".

RECITALS:

A. There has heretofore been recorded a declaration of covenants, conditions and restrictions for certain real property located in Platte County, Nebraska (the "Declaration") which Declaration was recorded in Book Misc. 73 at Page 513 of the records of the Register of Deeds of Platte County, Nebraska.

B. Pursuant to Article II of the Declaration, the Developer shall have the right to bring within the scheme of said Declaration and make subject to the provisions thereof additional properties.

C. Developer desires to bring within the scheme of said Declaration and make subject to the provisions thereof property described in Exhibit 1 attached hereto and incorporated by reference herein.

NOW, THEREFORE, the Developer declares that the property described in Exhibit 1 attached hereto is and shall be held, transferred, sold, conveyed, leased and occupied subject to the protective covenants, conditions and restrictions set forth in the Declaration and in this supplemental declaration, all of which shall run with the land.

SECTION 1.

Applicability of the Declaration

Pursuant to Article II of the Declaration, the coverage of the Declaration shall be and is hereby supplemented as to the property described on Exhibit 1 which Exhibit is attached hereto and incorporated by reference herein, and such property is and shall be held, transferred, sold, conveyed, leased and occupied subject to the covenants, conditions, restrictions, easements, charges, liens and rights set forth in the Declaration and hereinafter set forth, all of which shall run with the land.

SECTION 2.

Covenants, Conditions and Restrictions

A. Permitted Uses.

- (1) No noxious or offensive activity shall be carried on at any lot, nor shall anything be done or placed therein which may be or become a nuisance or cause unreasonable embarrassment, disturbance or annoyance to other owners and the enjoyment of their Lots or the Common Properties.
- (2) No manufacturing or commercial enterprise, or enterprise of any kind for a profit, shall be maintained upon, or in connection with any Lot, nor shall the same be used in any way for other than strictly residential purposes, nor used or occupied injuriously to effect the use, occupation or value of the adjoining or adjacent premises or the neighborhood where said premises are situated for residential purposes.
- (3) In the event Developer, Whitetail Lake Association hereinafter referred to as the "Association", any Sanitary Improvement District, or any other governmental entity shall install or cause to have installed sewer collection lines to a point proximate to the property line of each Lot or on the road adjacent thereto, connection by the Lot Owner to the facilities of the district shall be mandatory.
- (4) Only a single family residential dwelling in conformity with these covenants shall be erected on any Lot and any other building, structure or tent is hereby prohibited unless otherwise allowed by these covenants.
- (5) Each dwelling constructed on a lot shall contain a minimum of One Thousand Four Hundred (1,400) square feet of fully enclosed floor area devoted to primary living space (exclusive of roofed or unroofed porches, terraces, garages, basements, including "walk-out" basements or other structures) and shall include therewith a garage capable of housing at least one conventional automobile. A maximum of two (2) buildings shall be permitted on each lot, one of which shall be utilized as a residence, with the other building serving as a garage, studio, greenhouse, utility building or combination thereof. The restrictions set forth in this Subsection (5) may be varied or

waived by the Architectural Review Committee at its discretion, upon good cause shown. All driveways or access ways to any garage from the street must be paved. Gravel or asphalt driveways are prohibited.

(6) Any residence shall be constructed so that the lowest level for occupancy shall be at or above a level specified by the Architectural Review Committee approved under the current conditions and restrictions.

(7) All yard elevations and grade shall be as approved by the Architectural Review Committee appointed under the current conditions and restrictions in order to coordinate yard elevations and provide for proper drainage.

(8) Only dwelling houses in conformity with these restrictive covenants shall be used as a residence whether temporarily or permanently and the use of any other building, structure or device as a residence for persons is hereby prohibited.

(9) No prefabricated residence shall be erected in said subdivision. The term "prefabricated" as used herein shall not apply to the use of structural members which have been precut off of the premises in the erection of a dwelling, nor shall the term "prefabricated" include an erection of custom built component homes which are otherwise in conformity with these covenants. Double wide portable residential units are prohibited. Modular homes are prohibited unless specifically approved by the Architectural Review Committee.

(10) "A-frame" or log houses are prohibited.

(11) A dwelling constructed in any location outside the property, shall not be moved to any Lot within the property.

(12) Boat docks, boat ramps or boat sheds shall be prohibited on the Common Properties and the waters thereof unless specifically authorized by the By-Laws or rules of the Association and approved by the Architectural Review Committee.

(13) All fences shall be prohibited on the premises unless specifically authorized and approved by the Architectural Review Committee.

(14) Only cased wells dug and installed to such depth and specifications as prescribed by the Architectural Review Committee shall be permitted on any lot.

(15) All heating and cooling systems utilizing water as part of the functioning of the system must have a return water well. Returning water to lake from any mechanical device is prohibited.

(16) Lot Owners are prohibited from using the Lake for any purpose unless construction of their residence has commenced on their Lot.

B. Construction Time Requirement.

(1) Construction of a residence on any lot sold by the developer shall be physically commenced within two (2) years from the date of conveyance of such lot to the purchaser from the developer.

(2) Any construction, remodeling or improvements on a lot shall be completed within eighteen (18) months from the day of actual physical commencement of the work, including, but not limited to, building construction, roofing, windows, siding, concrete work, rough and finish grading, and lawn seeding or sodding.

(3) In the event of a violation of this covenant, the developer and its successors and assigns shall have an option to purchase the lot from the then owner or owners, which purchase shall be exercised by written notice of exercise thereof to the owner or owners. The price to be paid by the developer to the owner or owners shall be a sum equal to the net proceeds received upon the original sale of said lot by the developer, which net proceeds shall be the purchase price less costs, commissions and expenses of sale.

C. Construction Requirements.

(1) An Owner desiring to erect an Improvement to any Lot shall, prior to commencement of construction, deliver to the Developer, one set of construction plans and a \$100.00 non-refundable review fee payable to the Developer, along with a description of type, quality, color and use of materials proposed for the exterior of such improvement, and any other information required to be furnished to the architectural review committee of the Association under the applicable Covenants, Conditions and Restrictions for Whitetail Lake.

Also prior to construction, any Owner who will install a closed loop water source heat pump (a/k/a Geothermal Heat Pump) is required to disclose to Developer the location and specifications of a re-injection well for such system.

(2) An Owner desiring to erect an Improvement to any Lot shall deliver a \$1,000 construction impact deposit made payable to "Four-N Corporation," the Developer. The construction impact deposit will be deposited into Developer's operating account and any interest shall accrue for the benefit of the Developer only. If, in the sole and absolute discretion of Developer, the Owner or its employees, independent contractors, successor or assigns, fail to adequately maintain Owner's Lot and surrounding area free of debris, construction materials, dirt and other impacts from said construction, then the construction impact deposit may be used by Developer, in its sole and absolute discretion, for upkeep and maintenance of the Owners's Lot and surrounding Lots which may be impacted by construction activities on Owner's Lot, which may include but is not limited to: removing trash or cleaning the street. Owner, by payment of the impact deposit to Developer, grants all necessary approvals, easements and licenses to Developer and any of its respective representatives or contractors to carry out the intentions of this paragraph. In the event that Developer, in its sole and absolute discretion, undertakes any actions due to impact by

construction activities from Owner's Lot. Owner agrees to hold Developer, Association and their respective representatives and contractors harmless from any and all claims, demands, complaints, cause of action and liabilities relating thereto, from any persons whomsoever. (Once construction activities are completed on Owner's Lot. Owner shall be entitled to a refund of any remaining portion of the construction deposit that has not been utilized by Developer.)

(3) All grades from the front line of the residence and extension thereof to the side lot lines must drain to the street.

(4) No railroad ties are permitted to be used for retaining walls or for any other landscaping uses.

(5) Retaining walls must be contiguous with and abut to retaining walls on adjoining lots.

(6) Owner and/or its representatives and contractors shall not sell or move from the Whitetail Lake Subdivisions, any sand or soil from the Owner's Lot. All sand or soil excavated from Owner's Lot must be used on Owner's Lot, or removed to another area designated by Developer.

(7) Owner and/or its representatives or contractors shall not dispose of concrete on any lots or lands shown on the preliminary plan of the Whitetail Lake Subdivisions. It is the Owner and/or their representatives and their contractor's responsibility to dispose of excess concrete in an appropriate place outside of the Whitetail Lake Subdivision as shown on the preliminary plat. It is Owner and/or its representatives or contractors responsibility to make sure that concrete trucks do not clean out their trucks on lands located within Whitetail Lake Subdivisions. If this does occur, Owner is responsible for the clean up in the same manner and cost as set forth in Paragraph E. (2) hereof.

D. Jet Skis and Similar Watercraft Prohibited

(1) Notwithstanding any rule or regulation promulgated by the Association, no property owner or lease holder may use or operate a jet ski or similar watercraft upon Whitetail Lake, which lake is associated with and adjacent to Whitetail Lake 5th Subdivision.

E. Livestock and Pets.

(1) No wild or domestic animals or fowl shall be kept or maintained on any Lot provided that not more than four (4) generally recognized house or yard pets such as a dog or cat may be kept on a Lot if the same are not kept, breed or maintained for any commercial purpose. If an Owner chooses to keep house or yard pets, said Owner shall at all times have them under his or her control, whether within the owner's Lot or in any other location within the property. Animals shall not be permitted to roam at will, and at the option of the Developer or the Association, steps may be taken to control any animals not under the immediate control of their owners, including the right to impound animals not under such control and charge substantial fees to their Owner for their return.

The Developer and the Association shall have the right to adopt further rules and regulations to enforce such provisions.

(2) No horses shall be kept or otherwise maintained within the Lots.

IN WITNESS WHEREOF, FOUR-N CORPORATION, A Nebraska Corporation, by the act of its President and Secretary, have executed this instrument the day and year first above written.

FOUR-N CORPORATION,
a Nebraska Corporation

BY: Joan D. Specht
Joan D. Specht, its President

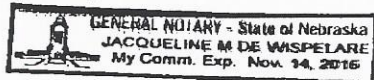
ATTEST:

Donna J. Holmes
Donna J. Holmes, its Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF PLATTE)

On this day, before me personally appeared Donna J. Holmes to me personally known who acknowledged that she is the Secretary, of FOUR-N CORPORATION, and that she, as such officer, being authorized so to do, had executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

WITNESS my hand and official seal this 16th day of June, 2014.



Jacqueline M. De Wispelare
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF PLATTE)

On this day, before me personally appeared Joan D. Specht to me personally known who acknowledged that she is the President of FOUR-N CORPORATION, and that she, as such officer, being authorized so to do, had executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

WITNESS my hand and official seal this 13th day of June, 2014.



Kayla Berkeland
Notary Public

EXHIBIT 1

LEGAL DESCRIPTION OF PROPERTY

A tract of land located in the SW 1/4 of Section 30 and the NW 1/4 of Section 31, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of Lot 1, Whitetail Lake 3rd Subdivision of part of the SW 1/4 of Section 30 and the NW 1/4 of Section 31, T17N, R1E of the 6th P.M., Platte County, Nebraska, and assuming the east right-of-way line of 32nd Avenue to have a bearing of N 01°52'37" W; thence N 88°07'23" E on the south line of said Lot 1, Whitetail Lake 3rd Subdivision, 150.00 feet to the southeast corner of said Lot 1; thence S 01°52'37" E, 136.45 feet; thence N 88°20'20" E, 383.72 feet; thence N 01°39'40" W, 104.64 feet; thence N'ly, E'ly, and S'ly on a 200-foot radius curve, 850.25 feet; thence S 01°39'40" E, 104.64 feet; thence N 88°20'20" E, 377.50 feet; thence S 01°39'40" E, 210.00 feet; thence S 88°20'20" W, 1310.43 feet; thence N 01°52'37" W, 300.92 feet, to the south right-of-way line of South 9th Street; thence N 88°22'23" E on said south right-of-way line, 60.00 feet to the east right-of-way line of 32nd Avenue; thence N 01°52'37" W on said right-of-way line, 45.00 feet, to the point of beginning, said tract containing 10.09 acres, more or less.