

## PROTECTIVE COVENANTS AND EASEMENTS

## TO WHOM IT MAY CONCERN:

The undersigned, who are all of the owners of all of the lots in Armbrust Oaks Estates, an Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska, do hereby state, declare and publish that all of the said lots are and shall be owned, conveyed and held under and subject to the following covenants, restrictions and easements, to-wit:

1. All lots in said Armbrust Oaks Estates shall be known, described and used as single-family residential lots. Not more than one structure shall be built on any one of said lots, provided, however, that this shall not prevent the use of a greater area than one lot as a single building site.

2. For each building and appurtenances thereto, erected upon said lots, there shall be a front yard having a depth of not less than 40 feet and there shall be a side yard of not less than 25 feet in width on each side thereof; lots bordering on two streets may face either street.

3. Each dwelling shall have not less than 1,800 square feet of liveable area for single-floor plans and not less than 2,200 square feet total liveable area for split level and 2-story plans. No basement, porch or garage area may be counted toward square footage of liveable area.

4. Each dwelling shall have a garage of at least 2-car capacity and no carports shall be allowed.

5. A five foot easement across, along, above and under the rear and side boundary lines of each of said lots is reserved for the construction, maintenance, operation and repair of sewer, gas, water, electric and telephone facilities, and each lot is also subject to easements shown on the final plat of Armbrust Oaks Estates.

6. No fences shall be built in the front yard beyond the front line of any dwelling. Fence-like structures designed by architects as part of house plans shall, however, be approved so long as they do not extend into front yard or side yard space as described in No. 2 above.

7. All exposed foundations shall be either brick or stone faced.

8. No trailer, basement, shack, tent, garage, barn or other outbuilding erected in this addition shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

9. Animals shall be limited to household pets.

10. Vacant lots shall be tended so that their appearance is not objectionable.

11. No trees, shrubs, hedges or other plants shall be maintained or permitted in such proximity to any lot line as will interfere with the use of and maintenance of any street or walk or the unobstructed view of street intersections sufficient for safety.

12. Grading of lots in Armbrust Oaks Estates in preparation for construction of dwellings on said lots shall be kept to a minimum and the natural contours of the land shall be preserved wherever feasible.



STATE OF NEBRASKA )  
 ) ss  
COUNTY OF DOUGLAS )

On this 2 day of July, 1969, before me, a Notary Public in and for said County and State, personally appeared Herbert J. Armbrust, Trustee, being personally known to me to be the identical person who executed the foregoing instrument and he acknowledged his execution of said instrument to be his voluntary act and deed as such trustee.

Witness my hand and Notarial Seal the date last aforesaid.



A. D. Hammon  
Notary Public  
Commission expires: May 8 - 1971

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C. HAROLD OSTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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Book 478 of Misc  
Page 59  
C. Harold Ostler  
Register of Deeds  
Deputy  
Herbert J. Armbrust  
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