

J. J. Vinardi, Trustee

To

WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned is the record owner of Lots 25 through 36, Block 3; Lots 18 through 29, Block 5; Lots 17 through 22, Block 2; and Lots 12 through 15, Block 6, all in Bellaire Addition "A" to the City of Bellevue, Sarpy County, Nebraska.

NOW THEREFORE THE FOLLOWING RESTRICTIONS AND PROTECTIVE COVENANTS ARE HEREBY PLACED ON SAID LOTS,

TO WIT:

1. All lots shall be used for residence purposes only.
2. No structure shall be altered, erected, placed or permitted to remain on any lot other than one detached, single family dwelling, not to exceed two stories in height, and a private garage for not more than two cars.
3. No building shall be located nearer than 5 feet to any side lot line.
4. No building shall be located on any one of these lots nearer than 35 feet to the front lot line, except Lot 30, Block 3, upon which a variance has been granted by City of Bellevue, due to the curvature of the East entrance of Bellaire Boulevard.
5. No residence shall be erected or placed on any of these lots which lot has an area of less than 9600 square feet, nor a width of less than 66 feet.
6. No unlawful or offensive trade or activity, nor any activity that shall cause an annoyance or nuisance to the neighborhood shall be carried on upon any lot.
7. At no time shall any structure or a temporary character be used as a residence.
8. No dwelling shall be erected on any lot, the ground floor area of the main structure of which, exclusive of one story porches and garages, shall be less than 960 square feet.

These covenants are to run with the land and shall be binding on all parties claiming under them until January 3, 1985, at which time said covenants shall be automatically extended by successive periods of ten years each, unless by a vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part. If the parties hereto, or any of them, or their heirs or assigns shall violate any of the covenants herein, it shall be lawful for any person or persons owning any real property in said development to prosecute any proceedings at law or in equity against the persons violating or attempting to violate any such covenant, either to prevent him or them from so doing or to recover damages and other dues for such violations. Remedies of any of these covenants by court order or decree shall in no way affect the other covenants, which shall remain in full force and effect.

Entered in Municipal Index and recorded in the Register of Deeds Office in Sarpy County, Nebraska.

*J. J. Vinardi* 1985 11/15/85  
Notary Public, Sarpy County, Nebraska