

30-264

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That whereas the undersigned is the owner of Lots One (1), Two (2), Three (3) and Four (4), Seven (7) through Fifteen (15), and Eighteen (18) through Thirty-four (34), all in First Addition to Rosanek's Orchard Heights, a subdivision in Sarpy County, Nebraska, as surveyed, platted and recorded;

NOW THEREFORE, the following restrictions and Protective Covenants are hereby placed on said lots, to-wit:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, used 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 three cars.

2. In any case, no dwelling shall be permitted on any lot described herein, having a ground floor square foot area of less than 1800 square feet in the case of a one-story structure, or the total usable floor area exclusive of basement area shall be not less than 1200 square feet in the case of a two-story structure, exclusive of porches and garages.

3. In any event, no building shall be located on any lot nearer than 35 feet to front lot line, or nearer than 25 feet to any side street line. No building shall be located nearer than 15 feet to an interior lot line, except that a 3 foot side yard shall be permitted for a garage or other accessory building located 10 feet back of the main residential building. If J & L DEVELOPERS, INC. shall determine that said set back or side yard requirements as to any lot or lots in said subdivision are not adequate or satisfactory to the best development of the subdivision, the said corporation, by resolution may alter or change the same, provided said change or alteration shall conform to and with the Building Permit issued by Sarpy County. For the purpose of this Covenant, eaves, steps and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

4. No dwelling shall be erected or placed on any lot having an area of less than 10,000 square feet.

5. Basements for installation and maintenance of utilities and drainage facilities are reserved as shown on the record plat and over the rear 5 feet of each lot.

6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

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