

30-265

7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected upon, or used, on any lot at any time as a residence, either temporarily or permanently.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

9. The following prohibitions shall be observed on all lots:

- (a) No fuel tanks on the outside of the house shall be exposed to view, but shall be buried.
- (b) No garage or other outbuilding shall be erected on any lot for dwelling purposes before the residence thereon is constructed.
- (c) No drive shall be constructed, except of cement, brick, stone or asphalt.

GENERAL PROVISIONS:

1. These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them, for a period of twenty-five years from the date these Covenants are recorded, after which time said Covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said Covenants in whole or in part except in the manner specifically provided under paragraph No. 3 on Page One hereof.

2. For a period of five years from the date of the recording of this agreement, no building shall be erected, constructed, altered, placed or permitted to remain on any lot in said subdivision herein described until the plans and specifications have been approved in writing by J & L DEVELOPERS, INC.

3. Enforcement shall be proceedings at law, or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

4. Invalidity of any one of these Covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

These Covenants shall apply to Lots 1, 2, 3 and 4, 7 through 15, and 18 through 34, all in First Addition to Bosanek's Orchard Heights, a subdivision in Sarpy County, Nebraska, as surveyed, platted and recorded.

That the foregoing Protective Covenants to run with the land herein described were duly adopted by resolution of J & L DEVELOPERS, INC. at a special meeting of the Board of Directors of said corporation held in the City of Bellevue on MAY 9, 1962.