KNOW ALL MEN BY THESE PRESENTS That I, W. Russell Bowie, Jr., Trustee, the sole fee simple owner of all lots in Bowie's Addition, an Addition as surveyed, platted, and recorded, in Douglas County, Nebraska, except Lots Thirty-nine (39) to Forty-six (46) both inclusive, Block Two (2) in said Bowie's Addition, do hereby make, publish, and declare the following provisions and conditions on all lots owned by me in said Bowie's Addition, to-wit:

For the 25-year period following the date of this instrument:

(1) No trailer, tent, shack, or barn shall be moved in or erected upon the premises; and no basement, cellar, or garage when erected thereon shall be used as a residence, either temporary or permanent. Any garage or other outbuilding erected on said premises shall conform with the general architecture of existing improvements.

(2) No fences shall be constructed except those that conform with the following conditions: (A) Fences to the rear of the front line of the house shall not be of greater height than four and one-half (4½) feet, and must be of uniform construction and architecture; (B) Fences forward of the front line of the house shall not be of greater height than two and one-half (2½) feet, and shall not extend beyond the front lot line, and must be of uniform construction and architecture.

License is granted hereby to the Northwestern Bell Telephone Company and the Omaha Public Power District, jointly, their successors, lessees, and assigns, to erect and operate, maintain, repair and renew poles with the necessary supports, sustaining wires, cross arms, guys and anchors, and other instrumentalities, and to extend thereon wires for carrying and transmission of electric current for lights, heat and power, and for all telephone, telegraph and message purposes, along the rear and side boundary lines of said lots for the use and benefit of the owners and occupants of each block.

This instrument shall be included in all abstracts covering the above lots and said provisions and conditions shall run with the land and be binding on each and every owner thereof, their heirs, successors, or assigns for a period of twenty-five years from this date.

DATED at Omaha, Nebraska, this 5th day of May, 1952.

Witness: L. S. Cottingham

W. Russell Bowie

W. Russell Bowie, Jr., Trustee

STATE OF NEBRASKA )
)ss
COUNTY OF DOUGLAS )

On this 5th day of May, A.D.1952, before me, a Notary Public in and for said County, personally came the above named W. Russell Bowie, Jr., Trustee, who is personally known to me to be the identical person whose name is affixed to the above instrument, and he acknowledged said instrument to be his voluntary act and deed, and his voluntary act and deed as such trustee.

WITNESS my hand and Notarial Seal the date last aforesaid.

L. S. COTTINGHAM NOTARIAL SEAL COMMISSION EXPIRES JULY 8, 1956 DOUGLAS COUNTY, NEBRASKA

L. S. Cottingham Notary Public

My commission expires July 8 A.D.1956

11.

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA. 7 DAY May 1952 AT 3:56 P. M. THOMAS J. O'CONNOR, REGISTER OF DEEDS. 20 50