

RESTRICTIVE COVENANTS

OBT

October 7th, 1952

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS: That Mary Camenzind, a widow, also known as Mary G. Camenzind, being the owner of, does hereby make, publish and declare the following restrictive covenants to be binding upon the property below described, for the term hereinafter specified.

The real estate affected by the following covenants is described as follows:

Lots eight (8) through Twenty-four (24) inclusive, Block One (1); Lot Six (6) through Sixteen (16), Block Two (2); Lot five (5) through Thirty (30), Block Three (3); Lot One (1) through nineteen (19), and Lot Twenty-one (21) through Thirty-five (35) inclusive, Block Four (4); Lots One (1), Two (2), Ten (10) and Eleven (11), Block Five (5); Lots One (1) through Fifteen (15) inclusive, Lot Twenty (20) through Twenty-six (26) inclusive, Block Six (6); Lots One (1) through Eleven (11) inclusive, Block Seven (7); Lot One (1) through Twelve (12) inclusive, Block Eight (8), Camenzind Heights Addition to Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

The above described lot is restricted for residence purposes only. Any building or buildings erected on these lots shall be set back thirty-five (35) feet from the lot line of said lot and no building shall be erected nearer than five (5) feet to any side of this lot line.

Any dwelling erected on said lots shall have a ground floor area of not less than Six Hundred Fifty (650) square feet for a one story dwelling, and shall have a ground floor area of not less than Five Hundred Seventy-five (575) square feet for a one and a half, two story or larger dwelling. Minimum frontage of houses erected on said lot shall be not less than twenty-four (24) feet. Any house erected on said lots must be fully completed on the exterior before occupancy. Said lots shall not be improved with temporary dwellings and said lots shall not be used for trailers, poultry houses, or any other out buildings for temporary dwellings, or for garages, except that a one or two stall garage is permitted for the house erected on this lot. No resident structure shall be moved to any lot. The house erected on said lots shall have one full story above ground erected on a foundation with roof thereon before occupancy.

This covenant and restriction is to run with the land and shall be binding on all parties now or hereafter having any interest in any or all of said lots, and remain in full force and effect until January 1, 1980.

Should any party having any interest in any of said lots, violate or attempt to violate any of the restrictions or covenants herein set forth, it shall be lawful for any person owning other lots in the above described real estate to prosecute any proceedings at law, or in equity against the person or persons violating or attempting to violate any such covenant, or restriction and shall be entitled to prevent him or them from so doing, or to recover damages for such violations.

Mary Camenzind

State of Nebraska)
County of Douglas) ss.

On this 7th day of October, 1952, before me, a Notary Public in and for said State of Nebraska, personally appeared the above named Mary Camenzind, a widow, also known as Mary G. Camenzind, who is personally known to me to be the identical person whose name is subscribed to the above instrument, and she acknowledged said instrument to be her voluntary act and deed.

Witness my hand and Notarial Seal the date last aforesaid.

Lois Kehnke, Notary Public

My Commission expires January 10th, 1958.

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