

3. One and One-half or two stories with garage attached, first floor area 750 square feet, with minimum total finished area of 1250 square feet.
One and One-half or two stories, with garage detached or in basement, main floor area 850 square feet, with minimum total finished area of 1250 square feet.
4. No building shall be erected without a one car enclosed garage.
5. No building shall be erected, constructed, altered, placed or permitted to remain on any lot until the plans and specifications and set back requirements have been approved in writing by Carriage Hill, Inc., This restriction shall terminate ten years after the date hereof.
6. No noxious or offensive trade or activities shall be carried on on any lot, or shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No fences shall be erected in front of the main residential structure, and hedges shall not exceed three feet in height. All lots shall be free and clear of all trash and debris.
7. Sidewalks shall be constructed by each owner in front of each lot, and along the street side of each corner lot, prior to the occupancy of the residence constructed upon said lot, with the exception of the south side of Lots 12 and 13. Said sidewalks shall be constructed of cement, four feet in width and four inches in thickness and shall be located five feet back of the street curb line.

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8. No structure of a temporary character, trailer, tent, shack, garage, barn or any other out building shall be erected upon, moved upon, or used on any lot at any time as a residence, either temporarily or permanently.
9. No animals, livestock or poultry of any kind shall be raised or kept on said lot, except dogs, cats or other household pets may be kept, providing they are not kept bred or maintained for any commercial purpose.
10. No posters or outdoor signs of any kind may be erected or placed on any part of above described premises, except only that residential "For Sale Signs" not exceeding four square feet in area shall be permitted. This restriction shall not apply to the undersigned, or its initial grantee, either of whom may erect signs in connection with the development and sale of said subdivision.
11. A perpetual license and easement is reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company, its successors and assigns, over and under the rear five feet of each lot for utility installation and maintenance, together with five feet of the side yard of each lot adjacent to the property line for said purpose. Provided, however, if the said side yard is not used for said purpose within a three year period following construction of a home on said lot, said easement shall lapse.
12. No building or structure to be used as a residence shall be moved in or placed on any of the lots described herein.
13. Invalidation of any of these covenants by judgment or Court order shall in no way affect any of the other

