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PAGE 69 Carl L. Hildebrand REGISTER OF DEEDS, SARPY COUNTY NEB.

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS: That JACK FICKLER and
ETHEL FICKLER, husband and wife, the sole owners of all of the follow-
ing described real estate, to-wit:

That part of the Northwest 1/4 of Section 21, Township 14
North, Range 11, East of the 6th P. M., Sarpy County,
Nebraska, described as follows: Beginning at the Southeast
corner of said Northwest 1/4; thence West along the South
line of said Northwest 1/4 1318.5 feet; thence North along a
line 1318.8 feet West of and parallel to the East line of
said Northwest 1/4 to a point on the North line of said North-
west 1/4; thence East along the North line of said Northwest
1/4 1318.5 feet to the Northeast corner of said Northwest 1/4;
thence South along the East line of said Northwest 1/4 to the
point of beginning,

do hereby make, publish and declare the following provisions and con-
ditions on all of said real estate, it being the intention of the said
Jack Fickler and Ethel Fickler to bind all of the said real estate
as follows, to-wit:

1. These covenants are to run with the land and shall be
binding on all parties and all persons claiming under them until
December 31, 1990, at which time the said covenants shall be auto-
matically extended for successive period of 10 years unless by vote
of a majority of the then owners of the land, it is agreed to change
said covenants in whole or in part.

If the parties hereto or any of them, or their heirs and
assigns shall violate or attempt to violate any of the covenants
herein, it shall be lawful for any other person or persons owning
any of the real property described herein to prosecute any proceedings
at law or in equity against the person or persons violating or attempt-
ing to violate any such covenants and either prevent him or them from
so doing or to recover damages or other dues for such violation, but
this instrument shall in nowise be construed as placing any liability
or obligation for its enforcement upon the undersigned.

Invalidation of any one of the covenants by judgment or
court order shall in nowise affect any of the other provisions, which
shall remain in full force and effect.

2. Except as hereinafter stated, the land described herein
shall be restricted to single family dwellings for any tract of one-
half acre or more; said dwelling not to exceed two stories in height
and a private garage for not more than three cars.

3. The single family dwellings hereinafter constructed shall
be subject to the following minimum square feet requirements.

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The minimum number of square feet for a one story residence shall be 1,100 square feet, the minimum number of square feet on the main floor of a one and one-half story residence shall be 950 square feet, and the minimum number of square feet on the main floor of a two story residence shall be 800 square feet. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be erected upon or used any time as a residence neither temporarily or permanently.

4. The land now owned by the parties hereto may be subdivided into smaller tracts; but no tract shall contain less than one-half acre of land. ~~xxxxxx streets facing xxxxx street shall be set back 150 feet~~

5. No dwelling constructed outside the herein described land shall be moved onto the premises covered by these covenants.

6. The land herein described shall not be used as a trailer camp, commercial dog kennel, junk yard, auto salvage business, commercial feed lot.

7. Horses are permitted on the land described herein.

Jack Fickler
Jack Fickler

Ethel Fickler
Ethel Fickler

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 15th day of February, 1972, before me, a Notary Public in and for said County, personally came Jack Fickler and Ethel Fickler, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the above instrument and who has acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

Leonard W. Beckerman
Notary Public

