

The undersigned hereby declares that the following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1, 1993.

Lots 1 through 15, Block 1,

Lots 1 through 18, Block 2,

All in Country Club Manor, a subdivision in Douglas County, Nebraska.

If the present or future owners of any of said lots, or their grantees, heirs, or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

A. Said lots shall be used only for multiple family apartments and accessory structures or for such other uses as are now permitted by 7th Residence District Zone of the City of Omaha, Nebraska, Zoning Ordinance No. 15239, as amended; provided, however, said lots may be used as a Planned Apartment Project subject to the provisions of the City of Omaha, Nebraska Zoning Ordinance No. 22882, as amended.

B. No noxious or offensive trade or activity shall be carried on upon any plot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

C. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said real estate shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

D. Animals shall be limited to household pets.

E. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company, their successors 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 the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service over and upon a five (5) foot strip of land adjoining the rear and side boundary lines of said lots in said Addition.

F. Portland concrete public sidewalks, four feet wide by four inches thick, shall be constructed in front of each built-upon lot and along the street side of each built-upon corner lot, with the outside sidewalk edge to be located four feet back of street curb line. Such sidewalk shall be constructed by the then owner at time of completion of the main structure.

G. Notwithstanding the foregoing, said Covenants shall be automatically superseded if the Omaha Appeal Board shall permit a lesser yard distance or area for any lot or lots.

IN WITNESS WHEREOF, the undersigned, being the owner of all said real estate, has executed these Covenants this 31st day of August, 1965.

COUNTRY CLUB MANOR, INC.

Attest:

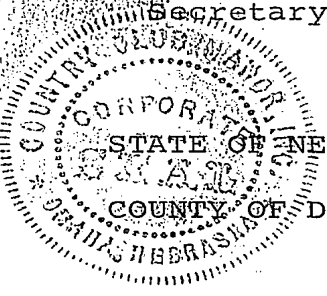
Ben E. Shrier

Secretary

by:

Louis Shrier

President



STATE OF NEBRASKA )  
                                  ) ss  
COUNTY OF DOUGLAS )

On the day and year last above written before me, the undersigned, a Notary Public in and for said County, personally came Louis Shrier, President of Country Club Manor, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Restrictive Covenants, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the Corporate Seal of the said corporation was thereto affixed by its authority.

IN WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.



Donna M. Glone

Notary Public

My Commission Expires:

April 11, 1966

1  
REGISTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
3 DAY December 1965 AT 9:21 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS

825