

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

BOOK 224 PAGE 727

THIS INDENTURE made and entered into, by and between the undersigned property owners, in consideration of the mutuality of benefits and liability to keep and perform these obligations, and the sum of Two Dollars (\$2.00), each in hand paid for their mutual benefit and the best interests of said community and neighborhood comprising of these properties, they do hereby mutually covenant, obligate, promise and agree, each to the other, and for their respective heirs, assigns and successors, that no part of the lands now owned by the parties hereto, a more detailed description of said property being given under the respective signatures hereto, shall ever be used or occupied, sold, conveyed, leased rented or given to any person or persons, of race or blood, other than those of the Caucasian or White race.

1. These covenants are to run with the lands hereinafter described and shall be binding upon all parties hereto, their heirs, successors, agents, executors and assigns, and all persons claiming any interest in, to or under them, for the period of Twenty-five (25) years from and after February 1, 1947, at which time said covenants shall be automatically extended for successive periods of ten years unless a majority of the then owners of lots in

Oak Chatham Add, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, shall agree by an election in which the vote shall be by lots and the number of different interests in any lot shall not give any said lot more than one vote, to change said covenants in whole or in part.

2. It is further covenanted and agreed by and between the parties hereto, or any of them, their heirs, successors, executors and assigns that should they violate or attempt to violate any of the covenants herein contained, it shall then be lawful for any other person or persons owning any real property situated in Oak Chatham Add, an addition to the City of Omaha, Douglas County, Nebraska, to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate any such covenant or covenants; and to enjoin them from so doing and recover damages for such violations.

3. It is further covenanted and agreed and shall be binding upon all the parties hereto, their successors, assigns and agents, that Seventy Percent (70%) of the owners of Lots in any Block in Oak Chatham Add, an addition to the City of Omaha, Douglas County, Nebraska, shall upon filing notice of this indenture against the Lots belonging to owners thereof who have not signed, shall bind said lots under these covenants, and they shall be entitled to benefits, and shall be liable for the obligations contained herein.

The undersigned duly qualified property owners each for himself says: I have personally signed this indenture, as my voluntary act and deed.

APPROVED and SIGNED, sealed and ordered recorded as to Lot 4 Block 9 Oak Chatham Add an Addition to the City of Omaha, Douglas County, Nebraska as surveyed, platted and recorded. 4112 1/2 St. Bluff.

June 18-1947  
E. L. Sarey Witness  
Frank Christman  
W. Alfred Christman

APPROVED and SIGNED, sealed and ordered recorded as to Lot 12 Block 9 Oak Chatham Add an Addition to the City of Omaha, Douglas County, Nebraska as surveyed, platted and recorded.

June 18-1947  
E. L. Sarey Witness  
Frank Fortunato  
Assunta Fortunato

APPROVED and SIGNED, sealed and ordered recorded as to Lot 11 Block 9 Oak Chatham Add an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded. 4117 1/2 St. Bluff.

June 18-1947  
E. L. Sarey Witness  
E. H. Newton  
Elizabeth Newton

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APPROVED and SIGNED and ordered recorded as to Lot 8 Block 9,  
Oak Chatham Add an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

*June 18-1947*

E L Barry  
Witness

Mrs Esther A Lamont  
4105 No 21st

APPROVED and SIGNED and ordered recorded as to Lot 10 Block 9,  
Oak Chatham Add an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

*June 18-1947*

E L Barry  
Witness

Mrs. Clara C. Japperson  
4111 No. 21st

APPROVED and SIGNED and ordered recorded as to Lot 112 Block 9,  
Oak Chatham Add an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

*June 18-1947*

E L Barry  
Witness

Ben Cahn  
4122 Elm Blk.

APPROVED and SIGNED and ordered recorded as to Lot 9 Block 9,  
Oak Chatham Add an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

*June 18-1947*

E L Barry  
Witness

E. J. Egan 4109 N 21st.  
Mrs E. J. Egan.

APPROVED and SIGNED and ordered recorded as to Lot 7 Block 9,  
Oak Chatham Add an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

*June 18-1947*

E L Barry  
Witness

Raymond W Demel 4101 No 21st  
Catherine E. Demel.

APPROVED and SIGNED and ordered recorded as to Lot 11 Block 9,  
Oak Chatham Add an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

*June 18-1947*

E L Barry  
Witness

Caroline E. Steiner  
4115 No 21st St

APPROVED and SIGNED and ordered recorded as to Lot \_\_\_\_\_ Block \_\_\_\_\_,  
Oak Chatham Add an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

Witness

APPROVED and SIGNED and ordered recorded as to Lot \_\_\_\_\_ Block \_\_\_\_\_,  
Oak Chatham Add an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

Witness

APPROVED and SIGNED and ordered recorded as to Lot \_\_\_\_\_ Block \_\_\_\_\_,  
Oak Chatham Add an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

Witness

APPROVED and SIGNED and ordered recorded as to Lots 8 & 12 Block 10,  
Oak Chatham Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

A. M. Eckman  
Witness  
June 18 1947

Adolph & Edna Carl  
4103 No 22 St.

APPROVED and SIGNED and ordered recorded as to Lot 11 Block 10,  
Oak Chatham Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

A. M. Eckman  
Witness  
June 18-1947

Siboria Teresi 10  
4121 No 22

APPROVED and SIGNED and ordered recorded as to Lot -10 Block 10,  
Oak Chatham Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

A. M. Eckman  
Witness  
June 18-1947

Harry F Jones  
4115 No 22 Street

APPROVED and SIGNED and ordered recorded as to Lot 9 Block 10,  
Oak Chatham Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

E. L. Gary  
Witness  
June 18 1947

Laurence Smith  
Emma Rothe

APPROVED and SIGNED and ordered recorded as to Lot 5 Block 10,  
Oak Chatham Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

E. L. Gary  
Witness  
June 18-1947

Esther Heyle  
4106 N. 21st St.

APPROVED and SIGNED and ordered recorded as to Lot 4 Block 10,  
Oak Chatham Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

E. L. Gary  
Witness  
June 18-1947

William Gerald Morrissey  
Adelaide C. Morrissey

APPROVED and SIGNED and ordered recorded as to Lot 1 Block 10,  
Oak Chatham Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

E. L. Gary  
Witness  
June 18-1947

Richard D. Riddle  
Mrs. Richard D. Riddle

APPROVED and SIGNED and ordered recorded as to Lot 7 Block 10,  
Oak Chatham Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

E. L. Gary  
Witness  
June 18-1947

Joe W Dvorak  
Margaret Dvorak

APPROVED and SIGNED and ordered recorded as to Lot 3 Block 10,  
Oak Chatham Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

E. L. Gary  
Witness  
June 18-1947

S. J. Kuttley  
Marie A. Kuttley

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APPROVED and SIGNED and ordered recorded as to Lot 5 Block 9, Oak Chatham Add an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

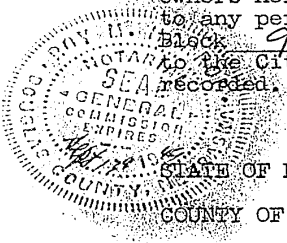
June 18-1947 F.E. Fagerberg  
E.L. Sarey 4110 No 2 St  
Witness

APPROVED and SIGNED and ordered recorded as to Lot 3 Block 9, Oak Chatham Add an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

4114 Blaine Blvd. F.W. Schauf  
June 18 1947 Kathleen A. Schauf  
E.L. Sarey  
Witness

TO WHOM IT MAY CONCERN:

Notice is hereby given to the owners, their heirs, assigns and successors of the filing of these covenants, for the benefit of the property and the owners herein as against the sale, use or occupation giving or conveying to any person or persons other than of the Caucasian Race, as to Lot 6 Block 9, Oak Chatham an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.



June 18-1947 Roy M. Harrop  
Notary Public.

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

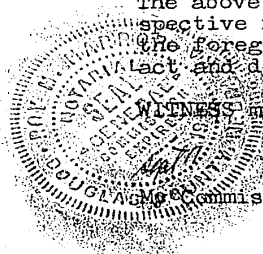
Subscribed and sworn to on this 18th day of June 1947 A.D. 1947, before me a Notary Public in and for said County, State of Nebraska.

It is further covenanted and agreed by the persons hereto acknowledging this indenture and shall be binding all parties hereto, their successors, heirs, assigns and agents, that we will not permit use or occupancy of our land or property by any persons other than of the Caucasian race, and that this protective covenants shall be incorporated in all contracts for sale, leases, deeds or conveyances on all of the property approved, signed and ordered recorded herein for the periods of time above stated.

Frank Christmann F.E. Fagerberg  
Winifred R. Christmann  
Frank Fortunato Assunta Fortunato  
F.W. Newton Winifred Newton  
F.W. Schauf Kathleen A. Schauf  
Mrs. Esther A. Gammert  
Mrs. Clara C. Jaspersen  
E.L. Sarey  
E.J. Egan Mrs E.J. Egan  
Raymond W. Demel Mrs C. Demel  
Caroline E. Steiner

E.L. Sarey

The above persons acknowledge they had read the Covenants, over their respective names, and knew the contents thereof and affixed their names to the foregoing instrument, and acknowledged the same to be their voluntary act and deed for the purposes therein stated.



WITNESS my hand and Notarial Seal the day and year last above written.  
Roy M. Harrop  
Notary Public

Commission Expires Sept 17 1947

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APPROVED and SIGNED and ordered recorded as to Lot 6 Block 10,  
Oak Chatham Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

June 18<sup>th</sup> 1947

Mrs Mildred Larson

E L Carey  
Witness

470.2 740 212

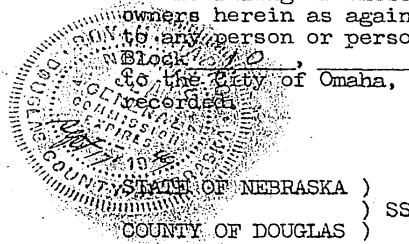
APPROVED and SIGNED and ordered recorded as to Lot \_\_\_\_\_ Block \_\_\_\_\_,  
Oak Chatham Addition an Addition to the City of Omaha,  
Douglas County, Nebraska, as surveyed, platted and recorded.

Witness

TO WHOM IT MAY CONCERN:

Notice is hereby given to the owners, their heirs, assigns and successors  
of the filing of these covenants, for the benefit of the property and the  
owners herein as against the sale, use or occupation giving or conveying  
to any person or persons other than of the Caucasian Race, as to Lot 6  
Block 10, Oak Chatham Addition an Addition  
to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and  
recorded.

Roy M Harrop  
Notary Public.



STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

Subscribed and sworn to on this 18<sup>th</sup> day of June 1947 A.D.  
1947, before me a Notary Public in and for said County, State of Nebraska.

It is further covenanted and agreed by the persons hereto acknowledg-  
ing this indenture and shall be binding all parties hereto, their successors,  
heirs, assigns and agents, that we will not permit use or occupancy of our  
land or property by any persons other than of the Caucasian race, and that  
this protective covenants shall be incorporated in all contracts for sale,  
leases, deeds or conveyances on all of the property approved, signed and  
ordered recorded herein for the periods of time above stated.

*J W Eckman*

Mrs Mildred Larson  
Mrs Edna & Adolph Carl  
Liboric Terezi  
Harry Jones  
Laurence Roth - Emma Kettle  
Mrs Esther Heyle  
William Stenrod McKinney - A Delaid S. Morrison  
Richard D. Riddle Mrs. Richard D. Riddle  
Joe W Dvorak Mrs Joe W Dvorak  
R. J. Nitzling Marie A. Nitzling

E L Carey

The above persons acknowledge they had read the Covenants, over their re-  
spective names, and knew the contents thereof and affixed their names to  
the foregoing instrument, and acknowledged the same to be their voluntary  
act and deed for the purposes therein stated.

WITNESS my hands and Notarial Seal the day and year last above written.

Roy M Harrop  
Notary Public

My Commission Expires Sept 17 1949

FILED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
18 DAY July 1947 M 10:26 A M. THOMAS J. O'CONNOR, REGISTER OF DEEDS

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