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RESTRICTIVE COVENANTS

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 15, 1989.

Lots 1 through 23 inclusive, Cornhusker Industrial Park No. 3, a subdivision located in the Northwest Quarter of the East one-half of Section 35, Township 15 North, Range 11 East of the 6th P.M. 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 judgement or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

A. BUILDING SET-BACKS, SIDE YARD, REAR YARD, HEIGHT AND USE.

The minimum set-back from 144th Street shall be 125 feet from its centerline. The applicable zoning regulations shall govern the height, side yard, rear yard and building set-back requirements and also the permitted use of the premises, except that no part of premises may be used for residential purposes.

That portion of each built-upon lot lying between the street curb line and the extended front line of the building closest to the curb line shall be either (a) planted and maintained in grass and shrubbery as a lawn area, or (b) shall be surfaced with walks, driveways, or parking areas constructed of asphalt or concrete, or (c) shall be enclosed by a wall or chain link fence at least five feet in height. These requirements do not extend to any point farther than sixty (60) feet from the abutting curb line (s). Said yard area must be fully improved with one of the above three choices or a combination of any of the three above choices within sixty (60) days after completion of the exterior of the first building upon such lot.

B. OUTSIDE STORAGE

No article of merchandise or other material shall be kept, stored, or displayed outside the confines of the walled building unless it be enclosed by a wall or chain link fence at least five feet high.

C. TEMPORARY STRUCTURES AND RESIDENCES.

No trailer, tent, shack, garage, barn or any temporary structure that shall be moved onto premises or erected thereon shall be used for temporary or permanent operation of the proposed occupant's business or permitted to remain on premises unless and until such structure and the duration of its use on the premises has been approved in writing by the undersigned.

D. MOVING IN EXISTING STRUCTURES.

No building constructed in another area or addition may be moved onto or permitted to remain on any lot in this subdivision.

E. TYPE OF CONSTRUCTION.

All exterior walls, other than those built of brick or prefinished aggregate panels, must be finished with some preservative such as paint, varnish, plastic or other finish approved in writing by the undersigned; said finish must be applied within thirty (30) days after the erection of the wall.

Metal buildings will be allowed provided that, except for gable ends, door and window openings, fifty per cent of the front or side of all buildings facing upon an abutting street or streets must be constructed or faced with brick or other decorative material approved in writing by the undersigned. Said exterior finish must be constructed within thirty days after the erection of the building. No convex (barrel) (quonset) roof systems shall be allowed.

F. PARKING FACILITIES.

All vehicular parking (customer, visitor, and employee), truck maneuvering and unloading must be on private property.

In no case shall any storage, servicing, or dismantling of automobiles or other vehicles be permitted in the parking areas or any area not enclosed as a storage facility.

G. ERECTION OF SIGNS.

No owner, lessee, or occupant shall use any part of premises for erection of signs, billboards, or displays other than those directly advertising the business conducted on such premises.

Written approval of the undersigned is required prior to the erection of any sign not attached to a building.

H. MAINTENANCE OF UNDEVELOPED AREAS.

That portion of each tract (including parkings) which is not improved by the construction of buildings, approved surfacing, enclosed yards or lawn area, as heretofore provided, shall be seeded, mowed and maintained with a cover planting which grows to a height not to exceed 18 inches. At no time shall any part of the land area be planted to cultivated row crops.

I. EXCEPTIONS AND MODIFICATIONS.

The undersigned shall be authorized in its discretion to make such written exceptions to, or modifications of, these protective covenants as unusual circumstances or special situations may warrant.

J. APPROVAL OF GRADING PLANS.

Before any construction starts on any plot, the final grading plans for the plot must be submitted to and approved in writing by the undersigned:

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IN WITNESS WHEREOF, the undersigned, being the owner of all said real estate, has executed these covenants this 15th day of January, 1969.

INDUSTRIAL DEV. CO. (a partnership)

By [Signature]
Partner

[Signature]
Partner

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 FRANZ L. ROGERS and ROBERT D. HANEY to me personally known to be partners of Industrial Dev. Co., and the identical persons whose names are affixed to the above Restrictive Covenants, and acknowledged the execution thereof to be their voluntary act and deed as such partners and the voluntary act and deed of said partnership.

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

[Signature]
Notary Public



my Commission expires 7/1/70

RECEIVED

1969 JAN 14 AM 11 30

SECRETARY OF STATE
DOUGLAS COUNTY

THE STATE OF NEBRASKA

Douglas County

Entered in Historical Index and filed
for Record in the office of the Register of
Deeds of said County and recorded in

Book 494 of Maps

Page 131

E. Harold Carter

Register of Deeds

By _____ Deputy

WAT _____

M _____

Compared _____

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