

BOOK 799 PAGE 529

COVENANTS, EASEMENTS & RESTRICTIONS
FOR
COUNTRY CLUB WOODS

The following described real estate, situated in the County of Douglas and State of Nebraska, to-wit: Lots 1-2-3-4-5-6-7 Country Club Woods, an Addition in Omaha Douglas County, Nebraska, shall be subject to the following reservations, conditions and covenants, the said reservations, conditions and covenants are to run with the land and to be binding upon the grantees and all persons claiming by, through or under them until January 1, 1996, at which time said covenants shall be extended automatically for successive periods of ten years each, unless by vote of the then owners of a majority of the lots in Country Club Woods Addition agree to change the said covenants in whole or in part.

The lots described herein may be used only for the purpose of single family residence, and no noxious or offensive activity of any kind shall be carried on thereon, nor shall anything be done thereon which may be or become an annoyance or a nuisance to any person.

No structure of any kind shall be erected, altered, placed or permitted to remain upon any of the lots closer than 75 feet from the front lot line, or closer than 15 feet from any side lot line, except that a garage or tool house, the front of which is located at least 100 feet back from the front lot line, may be built not closer than 5 feet from the side lot line.

No trailer, basement, tent, shack, garage, barn or other such building, nor any structure of a temporary character shall at any time be used as a residence, temporarily or permanently.

No one-story dwelling shall be erected upon the property herein having a ground floor or a foundation area of less than 2,000 square feet exclusive of any garages and porches; no one and one-half or two story houses shall be erected thereon having a first floor or foundation area of less than 1460 square feet; no house constructed without a basement shall be erected unless it shall have a minimum floor area of at least 10% higher than the requirements for the same type of structure with a basement; provided, however that these area restrictions shall not restrict or limit the improvement of structures now existing on these premises, if any.

No signs of any kind shall be displayed to the public view on any of the property herein covered except advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

The oil, gas, and any and all mineral rights in and to the herein described property are specifically reserved to the present grantor herein.

The property herein described as Lots 1-2-3-4 Country Club Woods is specifically subject to the present easement, for a pipe line held by Socony Vacuum Oil Company and recorded on Page 137 in Book 154 Miscellaneous Records of Douglas County, Nebraska, and is subject to all restrictions of record.

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GEORGE J. BUCIENIEZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

24267 MISC

Lots 1-2-3-4-5-6-7 Country Club Woods are subject to the right of any public utility or cable vision company to enter upon said property and to place its lines either on the property line or within five feet of the property line and a reasonable amount of equipment thereon for the purpose of supplying service to this and other lots in the area, and to operate and maintain said lines and equipment as may be necessary from time to time.

The City of Omaha has a permanent sanitary sewer easement on Lots 4 and 5 and a permanent drainage easement on Lots 4, 5 and 6 all in Country Club Woods.

The Developer hereby reserves the right to waive the set back restrictions if he deems it necessary.

Dated this 29th day of December, 1986.

Donald E. Marfice
Donald E. Marfice

Phyllis C. Marfice
Phyllis C. Marfice

State of Nebraska)
County of Douglas) ss

On this 29th day of December, 1986, before me, a Notary Public, duly commissioned and qualified for said County, appears Donald E. Marfice and Phyllis C. Marfice, husband and wife, who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

Dorothy Mae Seymour
Dorothy Mae Seymour



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