

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 1, 1993.

Lots #1 through 279,

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 single-family residential purposes and for accessory structures incidental to residential use, or for church or school purposes.

B. No residential structure shall be erected or placed on any building plot which has an area of less than 7500 square feet. No building shall be located on any plot nearer than 35 feet to the front line of the building plot, nor shall any building, except a detached garage, be located nearer than 7 feet to any said line of any building plot.

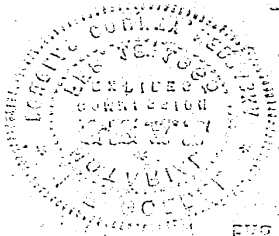
C. No noxious or offensive trade or activity shall be carried on upon any plot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

D. 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.

E. The ground floor enclosed area of single-family residential structures, exclusive of open porches and garages, shall be not less than 1,000 square feet for a one-story structure nor less than 900 square feet for a one-and-one-half story or taller structure. On Lots 1 through 12; Lots 45 through 153; Lots 168 through 178; and on Lots 207 through 279 the minimum ground floor area shall be 900 square feet for a one story or taller structure.

F. 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





RECORDED AND INDEXED

RECORDED

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE OFFICE OF THE COUNTY CLERK OF DOUGLAS COUNTY, NEBRASKA, ON THE 23RD DAY OF JANUARY, 2021.

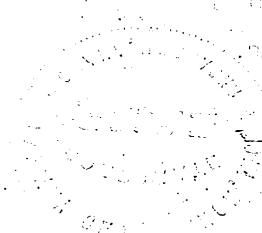
WITNESSED BY MY HAND AND THE SEAL OF SAID COUNTY ON THE 23RD DAY OF JANUARY, 2021.

NOTARIAL PUBLIC

NOTARIAL PUBLIC OF NEBRASKA, COMMENCED WITH THIS OFFICE AND I AM NOT A MEMBER OF ANY OTHER OFFICE OR ORGANIZATION. I AM NOT A MEMBER OF ANY OTHER OFFICE OR ORGANIZATION. I AM NOT A MEMBER OF ANY OTHER OFFICE OR ORGANIZATION. I AM NOT A MEMBER OF ANY OTHER OFFICE OR ORGANIZATION.

OFFICE OF RECORDS

CLERK OF COUNTY



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WITNESSED BY MY HAND AND THE SEAL OF SAID COUNTY ON THE 23RD DAY OF JANUARY, 2021.

NOTARIAL PUBLIC

OFFICE OF RECORDS

CLERK OF COUNTY

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