

RESTRICTIVE COVENANTS, CONDITIONS, RESTRICTIONS, AND AGREEMENT  
January 11, 1934

THE UNDERSIGNED, Robert E. Dillon and Helen A. Dillon being the owner of Block One (1), Lots Eleven to Fifteen (11 to 15) inclusive, Block Two (2), Lots Twenty-three to Twenty-five (23 to 25) inclusive, Block Six (6), Block Seven (7), Lots One to Seven (1 to 7) inclusive, Block Eight (8), Dillon's Beach addition, an addition in Douglas County, Nebraska, as surveyed, platted and recorded, do hereby state, declare and publish that all of said lots are and shall be owned, conveyed, and held under and subject to the following conditions, restrictions and covenants, to-wit:

1. All lots above described now and in the future shall be used as residential lots. Not more than one Residential structure and garage shall be built on any one of said lots, provided, however, this shall not prevent the use of a greater area than was lot as a single site. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at anytime as a residence either temporarily or permanently.

2. No building shall be erected on said premises within thirty-five (35) feet of the front lot line, nor within five (5) feet of the side lot lines.

3. The main floor of all single story and story and one half dwellings shall cover a ground area of not less than 300 square feet, exclusive of garages and porches, and the main floor of all dwellings of two or more stories shall cover a ground area of not less than 720 square feet, exclusive of garages and porches.

4. A five foot easement across and along the rear and side boundary lines of each of said lots is hereby reserved for the construction, maintenance, operation and repair of sewer, gas, water, electric, and telephone lines.

5. The covenants and restrictions herein set forth shall run with the land, and be binding upon all persons for a period of twenty-five (25) years after the date hereof. At the expiration of said period, they shall be automatically extended for successive periods of ten (10) years unless they are changed, in whole or in part, by written agreement among the then owners of the majority of said lots, executed and recorded in the manner provided by law.

6. Nothing contained in this instrument shall in any wise be construed as imposing upon or underwriting any liability, obligation, or requirement or its enforcement.

7. Each of the provisions herein is several and separable. Invalidation of any such provision by judgment, decree or order of any court, or otherwise, shall in no wise affect any other provision which shall remain in full force and effect.

8. Each and every provision hereof shall bind and inure to the benefit of the undersigned, its successors and assigns, and all its grantees, both immediate and remote, and shall run with the land for the benefit of and imposed upon all subsequent owners of each of the lots above described. The undersigned, as owner of the above described real estate, has divided and divided it into lots and blocks, and, by such act and this declaration makes public its general plan of improvement and development. All deeds of conveyance by the undersigned, its successors and assigns, or by its grantees, whether immediate or remote, shall be executed and delivered subject to these covenants, restrictions, limitations, conditions, and covenants, and any and all purchasers may enforce them.

Signed this 11th day of January, A. D. 1934

*Robert E. Dillon*  
*Helen A. Dillon*



On this 11th day of January, 1934, before me, the undersigned, a Notary Public, in and for said County, personally appeared the above named Robert E. Dillon, and Helen A. Dillon who are personally known to me to be the identical persons whose names are set forth in the above instrument as grantors, and they acknowledged said instrument to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.  
*Robert A. [Signature]*

My commission expires *March 22, 1937*

25  
17.15  
*Robert E. Dillon*