

Restrictions and Easement For All Lots in Blocks 5, 6, and 7, in Fayette Park, a subdivision in the City of Omaha, Douglas County, Nebraska.

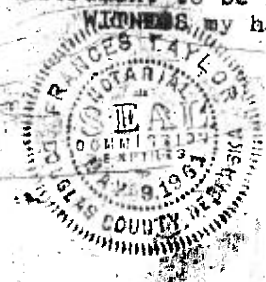
- (1) All lots shall be used for residential purposes only.
- (2) Any dwelling must have at least 700 square feet of ground floor space in the case of a one story structure and at least 600 square feet in the case of a one and a half, two or two and a half story structure (exclusive of open porches or garage), shall be built on a solid foundation (not pillars) and shall have wooden, slate or composition shingles on the roof, new standard wood siding or new asbestos shingle siding (imitation brick siding can not be used) and shall be painted with at least two coats of good standard outside house paint, if frame, or may be built of masonry. If cement block construction is used the exterior must be stuccoed.
- (3) All dwellings shall be placed at least 35 feet back from the front line of any lot (open porches and bay windows excepted), and if a corner lot all buildings shall be at least 17 1/2 feet back from the side street line and no building other than the dwelling (and garage if attached to the dwelling) shall be closer to the front lot line than the rear line of the dwelling.
- (4) Any detached garage or outbuilding shall comply with the construction requirements for the dwelling except that it shall not be limited as to ground floor area nor need it be on a permanent foundation. No fence shall be constructed closer to the front lot line than the front building line of any dwelling.
- (5) No building shall be moved onto any lot and no un-used building materials, junk or rubbish shall be left exposed on any lot except during actual building operations, and before said lot is fully paid for no sod, earth, sand, gravel or trees may be removed from said lot without the written consent of the seller.
- (6) No trailer, basement, tent, garage, barn or other outbuilding shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted, and there shall be no outdoor privies.
- (7) A license is granted to the Northwestern Bell Telephone Company and the Omaha Public Power District, jointly, their successors, lessees, 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 carrying and transmission of electric current for lights, heat and power, and for all telephone, telegraph and message purposes for the use and benefit of the owners and occupants thereof along the rear boundary lines of all lots.
- (8) These restrictions shall run with the land from the date hereof until January 1, 1980.

Dated at Omaha, Nebraska this 13th day of March, 1956.

*Mabel McAdams*  
Mabel McAdams, Owner

STATE OF NEBRASKA )  
                          ) SS.  
COUNTY OF DOUGLAS )

On this 13th day of March, 1956, before me, a Notary Public, in and for said County, personally came the above named Mabel McAdams, who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor and has acknowledged said instrument to be her voluntary act and deed.



*Frances Taylor*  
Notary Public

My Commission expires:

*May 9, 1961*