

Fee: \$2.35

**PROTECTIVE COVENANTS
IN
FAIRACRES ADDITION TO FREMONT, NEBRASKA**

Fremont Developers, Inc., the grantor herein, being the owner of all of Fairacres Addition to the City of Fremont, does hereby grant to the public and to all grantees of Lots or Blocks in said addition, the following covenants and restrictions and does hereby embody, fix and attach all of said blocks and lots in said addition with the following covenants and restrictions, which shall run with all of the lots and blocks in said addition and shall be binding upon the grantor and any grantee of lots or blocks in said addition, and their successors, heirs and assigns, for a period of 25 years from the date of recording hereof with extensions as hereinafter provided:

I

No building shall be erected, altered, placed or permitted to remain on these premises other than one detached single-family dwelling, not to exceed two and one-half stories in height and a private garage.

II

No building shall be permitted on these premises at a cost of less than \$9,000, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 850 square feet for a one-story dwelling, nor less than 850 square feet for a dwelling of more than one story.

III

No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line. For the purposes of this covenant, eaves and gutters only shall not be considered as a part of a building.

IV.

No dwelling shall have a width of less than 24 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 5600 square feet.

V

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots in the present Fairacres Addition (as presently platted) has been recorded, agreeing to change said covenants in whole or in part.

