

All Lots in Fairview Hts. Sub.

46-231

AMENDED COVENANTS

The following additions are hereby made to the existing covenants for Fairview Heights Sub-division on file with the Register of Deeds at the Sarpy County Court House.

P. Each residence constructed shall have a two-car garage.

Q. Each residence shall have a minimum of 40% brick or stone facing on the front elevation. No form of concrete block will be allowed for facing.

R. Each residence constructed shall be 100% complete within twelve months after initial construction is begun.

S. Each residence constructed shall have a hard-surface driveway of either asphalt or concrete with a minimum width of 12 feet. The driveway shall be installed when the residence is constructed.

T. Paragraph G-1 is amended to read as follows:

Where lots are improved with single-family dwellings, the following minimums shall be required for finished living areas exclusive of open porches, breezeways and garages: 1100 square feet on the ground floor for a one-story house; 1400 square feet throughout the house for a bi-level, tri-level, split-level, split entry, 1 1/2 story or taller house but the foundation wall must enclose an inside ground area of not less than 1100 square feet. The average grade elevation at exterior walls shall not be more than 48" above the finish floor of a habitable room.

IN WITNESS WHEREOF, the undersigned, being the owners of all said real estate, has executed these Covenants, this 25th day of April, 1973.

James Hugwood
ATTEST

Jess J. Moore, Jr.
Jess J. Moore, Jr.

Mary Ann Moore
Mary Ann Moore

STATE OF NEBRASKA)
COUNTY OF SARPY) s.s.

FILED FOR RECORD 4-30-73 AT 11:55 A.M. IN BOOK 46 OF Miss Records 25⁴ Copy 75
PAGE 231 Carl L. Hillel REGISTER OF DEEDS, SARPY COUNTY NEB. 20

On the day and year last-above written before me, the undersigned, a Notary Public in and for said County, personally came Jess J. Moore, Jr. and Mary Ann Moore to me personally known to be the owners and the identical persons whose names are affixed to the above Restrictive Covenants, and acknowledged the execution thereof to be this voluntary act and deed as such owners and was thereto affixed by their authority.

WITNESS my hand and Notarial Seal at Springfield in said County the day and year last-above written.

See 12328

