

RESTRICTIVE COVENANTS

The undersigned being the owner of all of Garden City Addition and Garden City Second Addition except certain lots previously conveyed, in order to protect the future owners of lots in this addition hereby establishes the following restrictions which shall apply to all unsold lots in said addition and shall be in addition to any restrictions contained in city zoning ordinances.

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These restrictions and limitations shall be binding upon and enforceable by all subsequent owners of the lots in said addition affected by this instrument except as they may be terminated as provided for herein.

1. No building to be erected, permitted, or placed on these premises other than a detached single family dwelling and a private garage either attached or separated from the house.
2. The ground floor area of the residence exclusive of porches and garages shall not be less than 1,250 square feet.
3. No building shall be located closer to the front of a lot nor closer to an exterior side lot line than permitted by current zoning ordinances of the City of Fremont.
4. Discharge from eaves, gutters or downspouts shall be controlled so as not to put water on adjoining lots.
5. No basement house shall be built on said addition neither shall any previously built house be moved into and placed on any lot.
6. An easement for utility lines and pipes is reserved across the rear 10 ft. of each lot.
7. For a period of 5 years after the date of any deed to any lot from this corporation, no house shall be erected on such lot without the plans being submitted to Parkside Development

Corporation and approved by it. This approval will not arbitrarily be withheld.

8. These restrictions may be removed in whole or in part by written consent from the owners of 80 % of the area affected by these restrictions. In determining the percentage requirements lots in either addition deeded prior to date hereof shall not be considered.

Dated this 30 day of November, 1968.

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PARKVIEW DEVELOPMENT CORPORATION

BY [Signature]
President

STATE OF NEBRASKA)
) SS
COUNTY OF DODGE)

Before me, a notary public qualified in said county, personally came A. F. Christensen, President of Parkview Development Corporation, a corporation known to me to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on Dec 31 1968

[Signature]
Notary Public

My commission expires 9-24 1971.



INDEXED
GRANTOR
GRANTEE
REGISTER
COMPARED
PAID

STATE OF NEBRASKA)
DODGE COUNTY) ss. th
Filed for record on this March day of 1969 at 3:50
o'clock P.M. and recorded in Book 4
of Miss page 388
Mitty A. Poush
By Harold D. Lawrence
370 Deputy