

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: That whereas the undersigned Martin F. Grace and Clara T. Grace, are the record owners of Lots 1 to 11 in Grace Sub-division, located in Section 17, Township 14, Range 13, Sarpy County, Nebraska.

NOW, THEREFORE, THE FOLLOWING RESTRICTIONS AND PROTECTIVE COVENANTS ARE HEREBY PLACED ON SAID LOTS, TO-WIT:

1. All of said lots shall be used for residence purposes only.
2. No structure shall be altered, erected, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height, and a private garage for not more than two cars, said garage may be attached or detached from the residence.
3. No building shall be located nearer than five feet to any side lot line.
4. No building shall be located on any one of these lots nearer than thirty feet to the front lot line.
5. No residence shall be erected or placed on any lot or plot of ground having an area of less than 9450 square feet or a width of less than 60 feet.
6. No unlawful or offensive trade or activity, nor any activity that shall be or become an annoyance or nuisance to the neighborhood shall be carried on upon any lot.
7. At no time shall any structure of a temporary character, such as a trailer or a basement on any lot be used for a residence.
8. No dwelling shall be erected on any lot, the ground floor area of the main structure of which, exclusive of one story porches and garages, shall be less than 1000 square feet, except on Lots 8 to 11 the structure may be 800 square feet, but no less.

These covenants are to run with the land and shall be binding until January 1, 1985, at which time said covenants shall be automatically extended by successive periods of ten years each, unless by a vote of the majority of the then owners of the above lots, it is agreed to rescind or alter the said covenants in whole or in part. If the parties hereto, or any of them, or their heirs or assigns shall violate any of the covenants herein, it shall be lawful for any person or persons owning any real property in said development to prosecute any proceedings at law or in equity against the persons violating or attempting to violate any such covenant, either to prevent him or them from so doing or to recover damages and other dues for such violations. Invalidation of any of these covenants by court order or decree shall in no way affect the other provisions, which shall remain in full force and effect.

These covenants shall apply to all lots in Grace Sub-Division more specifically identified as Lots 1 to 11, inclusive, as surveyed, platted and recorded.

18 April 56 3:15 PM

\$1.75