

36-223

D. No animals, livestock or poultry of any kind shall be raised or kept on said real estate, except that dogs, cats or other household pets are permitted, provided they are not kept, bred or maintained for any commercial purpose, provided, further, that horses or ponies not exceeding two (2) in number shall be permitted upon any one (1) lot.

E. No dwelling shall be permitted on any lot described herein having a ground floor square foot area of less than 1150 square feet with an attached garage for a minimum of two (2) cars and 1250 square feet if a portion of the basement is used as garage space, or 1000 square feet on the first floor of a 1½ story or taller house with a finished second story and attached garage for a minimum of 2 cars. For split level and split entry plans, the foundation walls must enclose a minimum ground area of 1150 square feet with a 2 car or larger attached garage, and 1250 square feet where a portion of the basement is used as garage space.

F. No building shall be located on any lot nearer than fifty (50) feet to the front or rear lot lines or any side street line except that accessory buildings may be located fifteen (15) feet from the rear lot line. No buildings shall be located nearer than thirty-five (35) feet to a side lot line except accessory buildings may be located fifteen (15) feet from side lot lines.

G. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District, and Northwestern Bell Telephone Company, their successors and assigns, to erect and operate, maintain, repair and renew cables, conduits and poles with the necessary supports, sustaining wires, cross-arms, guys and anchors and other instrumentalities and to extend thereon wires for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service over, under, and upon a five (5) foot strip of land adjoining the rear and side boundary lines of said lots in said Subdivision; said license being granted for the use and benefit of all present and future owners of lots in said Subdivision; provided, however, that said side lot line easement is granted upon the specific condition that if both of said utility companies fail to construct poles and wires along any of said side lot lines within sixty (60) days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easement-ways.