

47-187

MODIFICATION OF COVENANTS

The undersigned, being the owner of the following described real estate:

Lots One (1) through One Hundred Forty-Two (142), both inclusive, in Highview Addition, as surveyed, platted and recorded, in Sarpy County, Nebraska,

hereby modifies the protective covenants previously placed on said lots as recorded in Book 15c. 45, Page 577, of the Miscellaneous Records of the Register of Deeds of Sarpy County, Nebraska.

1. Covenant A is hereby amended to read as follows:

"A. No lot shall be used except for residential purposes. No building shall be erected, altered, 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. This Covenant A shall have no application to Lot 1."

2. Covenant B is hereby amended to read as follows:

"B. No dwelling shall be permitted on any lot described herein having a ground floor square foot area of less than 1000 square feet of living area for a 1-story house, or 900 square feet of living area on the first floor of a 1½ story or taller house. For split-level and split-entry plans, the foundation walls must enclose a minimum ground area of 1000 square feet of living area. The computation of living area shall be exclusive of porches, breezeways and garages, and in relation to bi-level, tri-level, split-level or split-entry homes, there shall be excluded from the computation of minimum square feet any finished living area that has rooms above. All residences shall be constructed with a built-in, attached or basement garage for a minimum of one (1) car, except that duplex lots shall require a minimum of 700 square feet per dwelling unit and a minimum of 1400 square feet of ground floor area per structure. This Covenant B shall have no application to Lot 1.

3. Covenant C is hereby amended to read as follows:

"C. In any event, no building shall be located on any lot nearer

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than 35 feet to front lot line, or nearer than 20 feet to any side street line. No building shall be located nearer than 7 feet to an interior lot line. No building shall be located on any interior lot nearer than 25 feet to rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of a building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot."

4. Covenant H is hereby amended to read as follows:

"H. Dwellings constructed in another addition or location shall not be moved to any lot within this addition." It is not the intention of this paragraph to exclude any newly constructed modular or component type construction.

5. Covenant I is hereby amended to read as follows:

"I. Public concrete sidewalks, four feet wide by four inches thick shall be installed in front of each improved lot and on side street of improved corner lots."

Except as specifically amended above, the entire "Protective Covenants" document originally filed remains in full force and effect.

EXECUTED this 15 day of March, 1974.

SPRINGFIELD CORPORATION

By:

Joseph J. Moore
President

Attest:

Hail A. Koch
Secretary

