

PROTECTIVE COVENANTS

The undersigned, Keystone Builders, Inc., owner of Keystone Lawns, an Addition in Douglas County, Nebraska, as surveyed, platted and recorded, does hereby state, publish and declare that all lots contained therein are and shall be conveyed and shall be owned, occupied and held under and subject to the covenants, conditions and restrictions herein set forth:

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1968, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation; but this instrument shall in no wise be construed as placing any liability or obligation for its enforcement upon the undersigned.

Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

2. All lots in Keystone Lawns henceforth shall conform to the existing Zone Ordinances of the City of Omaha as to use, height, area regulations and set back.

3. Dwellings henceforth shall be restricted to a minimum square foot floor area (exclusive of garage and porches) of 950 square feet total ground area for one story dwellings and 850 square feet total ground area for one and one-half and two story dwellings.

4. That no noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No trailer, basement, tent, shack, garage, or other outbuilding or structure of a temporary nature erected in Keystone Lawns shall at any time be used as a residence, temporarily or permanently.

6. It is expressly understood and agreed that all lots are sold subject to the rights of the Northwestern Bell Telephone Company and of the Omaha Public Power District to place or maintain poles on or adjacent to the lines of said lots.

7. No buildings or improvements already erected shall be moved on to Keystone Lawns unless the written consent of the undersigned is first obtained.

Dated this 25th day of May, 1953.

KEYSTONE BUILDERS, INC.

Attest: *Robert Hastings* by *Kenneth F. Reed* President

SECRETARY

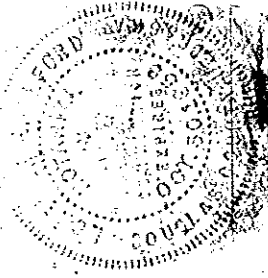
STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

On this 25th day of May, A.D. 1953, before me, a Notary Public, in and for said County, personally came the above named KENNETH F. REED President and ROBERT C. HASTINGS Secretary of KEYSTONE BUILDERS, INC. who are personally known to me to be the identical persons whose names are affixed to the above Protective Covenants as President and Secretary of said corporation, and they acknowledged same to be their voluntary act and deed, and the voluntary act and deed of said corporation.

Witness my hand and Notarial Seal the date last aforesaid.

Laurel E. Boyd

My commission expires on the 30th day of October, A.D. 1958.



7. General

2.90

ENTERED IN REGISTER IN MAY AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
28 JUN 1953 AT 10:45 AM THOMAS J. BURRAGE, REGISTER OF DEEDS.