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COVENANTS FOR KIRKLANE ADDITION
 TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA

C. Hillittman, Register of Deeds
 by Carol Stevens, Deputy

KNOW ALL MEN BY THESE PRESENTS THAT:

Lois M. McCartney, unmarried, being the fee owner of all of the lots in Kirkland Addition to the City of Fremont, Dodge County, Nebraska, as platted in Misc. Book 11 at Page 75 in the office of the Register of Deeds for Dodge County, Nebraska, does hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting the addition may be put, hereby specifying that the declarations shall constitute covenants to run with all of the lots in said addition, and shall be binding on all grantees from the undersigned and all persons claiming under them and for the benefit of and limitations upon all future owners in the addition, this declaration of restrictions being designed for the purpose of keeping said addition desirable, uniform and suitable in use as herein specified, such restrictions to be and remain in effect until January 1, 2008, unless theretofore removed by force of law or modified or removed at any time and from time to time by agreement of the then owners of at least 75% of all of the lots within the addition. The undersigned does hereby further declare that these covenants shall be deemed effective and binding upon the recording of these covenants, the declarations being as follows:

1. No structures, such as trailers, mobile units, double wides, basement houses, moved in houses or garages or accessory buildings, shall be erected, placed or used on any lot in this addition for the purpose of temporary or permanent living quarters.
2. All structures, other than the garage portion of structures, shall have at least 25% of the front facing the street covered with either brick or stone veneer, or solid brick or stone construction.
3. For each single family dwelling there shall be an attached double garage not less than 20 feet wide and 21 feet deep. For each duplex there shall be a single garage not less than 12 feet wide and 22 feet deep for each side.
4. Block 6 of Kirkland Addition is zoned R-3 by the City of Fremont and shall be used exclusively for multiple family units. Lots 1 through 6 in Block 1 and Lots 1 and 14 in Block 4, and Lot 1 in Block 5, may be used for duplexes. The remaining lots in Kirkland Addition shall be used only for single family residences.

If any owner or owners of any lot within the addition, or their survivor, grantees, heirs or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any interest

in real estate within the addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, either by preventing him or them from so doing, or recovering damages for such violation.

Invalidation of any of the foregoing covenants by decree or judgement of any court shall not affect any of the other covenants herein mentioned, which shall remain in full force and effect.

Dated November 8, 1978.

Lois M. McCartney
Lois M. McCartney

STATE OF NEBRASKA)
) ss
COUNTY OF DODGE)

Acknowledged before me by Lois M. McCartney, unmarried, as her voluntary act and deed, November 28, 1978.

Kathleen A. Mountain
Notary Public

Commission Expires:

June 5, 1981

