

PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS

For a part of LEE VALLEY, a Subdivision in Douglas County, Nebraska

THESE COVENANTS shall apply to the following lots and blocks in LEE VALLEY ADDITION: Lots 7 thru 13, inclusive, in Block 4; Lots 12 thru 27, inclusive, in Block 5; Lots 13 thru 33, inclusive, in Block 6; Lots 1 thru 38, inclusive, in Block 7; Lots 15 thru 36, inclusive, in Block 3; Lots 1 thru 3, inclusive, Block 8; Lots 1 thru 4, inclusive, Block 9; Lots 1 thru 4, inclusive, Block 10; and Lots 1 and 2, Block 11.

1. All said lots shall be known, described and used as Residential lots.
2. No structure shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling per lot, which is not to exceed two (2) stories in height, and a private garage for not more than two (2) cars.
3. 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. Where street width is 50 feet, the sidewalks are to be located five feet inside of curb.
4. No residential structure shall be erected or placed on any lot which has an area of less than 5,000 square feet or a distance in width of less than 50 feet at the building setback line.
5. 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.
6. No trailer, basement, tent, shack, garage, barn, or other out building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
7. The ground area of the main structure, exclusive of one-story open porches and garage, shall be not less than 750 square feet for two-story houses, or 900 feet for single-story houses.
8. No building shall be located on any lot nearer than 35 feet to the front lot line, or nearer than 7 feet to any side street line. No building shall be located nearer than 7 feet to any side lot line, except that a minimum side yard and a minimum rear yard of 2 feet shall be required for a garage or other permitted accessory building located on any interior lot nearer than 35 feet to the rear lot line. For purposes of this Covenant, eaves, steps, and open porches shall not be considered as a 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.
9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
10. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

3 cups Rye bread crumbs.
420 lbs. 19 1/2
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