

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENCE:

That CARROLL E. THOMPSON of Lincoln, Lancaster County, Nebraska, hereinafter called "Developer", being the owner of the following described real estate, located in Otoe County, Nebraska, to wit:

The South Half of the Northeast Quarter of Northeast Quarter of Northeast Quarter of Section 34, Township 9, Range 9; and Block "A" of Wait's addition to Palmyra, also described as Southeast Quarter of Northeast Quarter of Northeast Quarter of Section 34, Township 9, Range 9, in Otoe County, Nebraska.

Hereby creates, adopts and establishes the following restrictions against and upon said real estate, to wit:

- A. All lots here in shall be used for permanent single-family dwellings, excepting lots 11 and 12, Block 1, and lots 13 and 14, Block 2, shall be single family, duplex, or multiple residence; and lots 9 and 10, Block 1, and lots 15 and 16, Block 2, which shall be single family, or duplex residence.
- B. All dwellings or buildings constructed on said property shall be set back no less than 25 feet from the front property line.
- C. All residential building lots shall have a side yard of at least 5 feet; and a rear yard of at least 20 feet.

- D. The back five feet of each lot shall be reserved for easements for utilities and no structures shall be erected on this area. Owner will allow access to utility lines for service and maintenance.
- E. Dwellings no smaller than the following shall be constructed on said property: 850 square feet on the top floor, for a split entry home, and with garage; 950 square feet for one-floor homes with a garage; or 1,100 square feet for homes without a garage.
- F. All plans for construction on the property shall be subject to approval of the Developer.
- G. No trailer, basement, tent, shack, barn or any other building, erected in or on any lot, shall at any time be used as a residence, temporary or permanently; nor shall any structure of a temporary character be used as a residence.
No buildings of any kind whatsoever shall be moved on to any building lots.
- H. No nuisance, advertising sign, bill board, or other advertising device shall be permitted, erected, placed or suffered to remain upon said lots, and said lots shall not be used in any way, or for any purpose, which may endanger the health, or unreasonably disturb the quiet of any holder of

adjoining lots; except that this covenant shall not prevent the Developer from placing signs advertising the lots on the subdivision upon any lots owned by said Developer. This covenant shall not prevent the Developer from building ornamental structures at subdivision entrances.

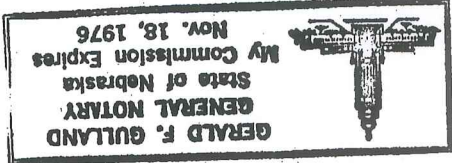
- I. The Developer expressly reserves to itself, its successors and assigns, the sole and exclusive right to establish grades and slopes on all lots, and to fix the grade at which any dwelling shall be hereafter erected or placed thereon, so that the same may conform to a general plan.
- J. The herein enumerated restrictions, rights, reservations, limitations, agreements, covenants and conditions shall be deemed as covenants and not as conditions hereof and shall run with the land. They shall bind the several owners until January 1, 1995, in any event, and thereafter unless and until any proposed change shall have been approved by the owners of the legal title to all of the real estate described herein.
- K. In the event that any person or persons, partnership, corporation, firm or association shall violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons,

known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act. and deed.

WITNESS my hand and notarial seal in said State and County the day and year last above written.

Gerald F. Gulland

Notary Public



No. 774

THE STATE OF NEBRASKA } ss.
OTOE COUNTY
Entered in Numerical Index and filed
for record in the Register of Deeds
Office, of said County, this 31
day of May, 19 73
at 10 o'clock and 10 minutes
A. M., and recorded in book 36
of Miscellaneous
of page 165

Robert D. Marton
Register of Deeds
by *Doris Wurtel*
Deputy

Fee \$15.75

ENTERED ✓
INDEXED ✓
PAGED ✓
COMPARED ✓