

36-486

RESTRICTIVE COVENANTS

The undersigned hereby declare that the following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1st, 1990.

Lots 25 through 43 inclusive, Merdon Farm Co 2nd Addition to the Village of Grapine, as surveyed, platted and recorded in Garby County, Nebraska.

If the present or future owners or any of said lots or their 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 part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and to prevent them or them from so doing or to recover damages or other just relief therefor.

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

A. Said lots shall be used only for single-family or duplex purposes and for accessory structures incidental to residential use, or for church or school purposes.

B. No residential structure shall be erected or placed on any building plot which has an area of less than five thousand square feet. No building shall be located on any lot nearer than thirty feet to the front line of the building plot, or in line with existing construction, nor shall any building be located nearer than five feet to any side line of any building plot; except that on a corner lot the structure shall not be located nearer than fifteen feet to the side street line.

C. No noxious or offensive trade or activity shall be carried on upon any plot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

D. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on said real estate 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.