

SATURN ENTERPRISES, INC.
OAK HEIGHTS, 2ND PLATTING
PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS

To Whom It May Concern:

The undersigned, owner of all the lots in Oak Heights, 2nd Platting, hereby declare that the following covenants are to run with the land and shall be binding on all present and future owners of all of said lots until January 1, 1992.

If the present or future owners of 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 either to prevent him or them from so doing or to recover damages for such violation.

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

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

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

C. 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.

D. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company, their successors and assigns, to install, operate and maintain their utility facilities, over, under and upon a five foot strip of land adjoining on the rear and side boundaries of said lots in said addition. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easements, but same may be used for shrubs, gardens, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein.

E. Portland concrete public sidewalks, four feet wide by four inches thick shall be constructed in front of each built-upon lot and along the streetside of each built-upon corner lot. The sidewalk shall be placed five feet back of street curb line.

F. No building, fence, wall, signboard or other structure shall be erected, altered or placed on any building plot in the subdivision until complete plans, specifications and plot plan showing the location of such building or improvement have been approved in writing by Saturn Enterprises, Inc., as to use, conformity and harmony of external design with existing structures, topography and finished ground elevation.

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G. Dwellings shall be restricted to the following minimum square foot ground floor area, exclusive of garages, breezeways and porches: 1,000 square feet for a one story or step-up style dwelling; 750 square feet on each floor in a full two story dwelling.

IN WITNESS WHEREOF, the said Saturn Enterprises, Inc. has caused its hand and seal to be affixed this 21st day of May, 1968.



SATURN ENTERPRISES, INC.,

By Alan O. Dickey President

Attest: Louis A. Seminara Secretary

STATE OF NEBRASKA)
: ss.
COUNTY OF DOUGLAS)

On this 21st day of May, 1968, before me the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came Alan O. Dickey, President, and Louis A. Seminara, Secretary, of Saturn Enterprises, Inc., a corporation, to me personally known to be the identical persons whose names are affixed to the above instrument, and acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of said corporation and that the Corporate seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said county the day and year last above written.

Sharon C. Reilly
Notary Public

My Commission expires: March 18, 1992



30.
30. 29 DAY May 1968 AT 3:45 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS 38.25