

30-568

to construct cables, conduits or poles along any of said side lot lines within 36 months of date hereof or if any poles or wires are constructed but are thereafter removed without replacement within 60 days after their removal, then this side line easement shall automatically terminate and become void as to such unused or abandoned easementways.

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 street side of each built-upon corner lot. The sidewalk shall be placed five feet back of street curb-line and shall be constructed by the then owner of the lot at the time of completion of the main structure and before occupancy or use thereof.

F. The following building restrictions shall apply to the following lots:

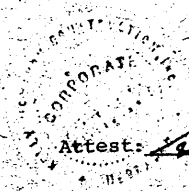
(1) The following minimums shall be required for finished living areas exclusive of open porches, breezeways and garages: 900 square feet on the ground floor for a one-story house; 950 square feet throughout the house for a bi-level, tri-level, split-level, split-entry, 1 1/2 story or taller house but the foundation walls must enclose an inside ground area of not less than 700 square feet. In addition, each single-family dwelling shall either provide covered parking space for at least one car (detached, attached or basement garages or carports being permitted), or if covered space is not provided, then one side yard shall be sufficiently wide for a one car attached garage plus the minimum side yard.

(2) The following lot minimums shall apply: Minimum area of building plot: 7500 square feet. Minimum front yard: 35 feet. Minimum side yard for main residential structure: 7 feet.

(3) Notwithstanding the provision of this Paragraph No. F, the restrictive provisions for lot area, side yards, and front yard shall automatically be amended as to any lot for which the Board of Trustees of the Village of La Vista, Nebraska shall determine and permit a lesser area or distance.

G. In no event will any construction begin or any structure be erected or permitted to remain on any lot until the plans and specifications, plot plan and lot grading plan have first been submitted to and have received the written approval of the undersigned as to exterior design, use of exterior materials, lot grading and placement of structures on the lot. No sign or billboard of any kind or size shall be erected, placed or permitted to remain on any lot until the undersigned has given its written approval therefor. The restrictions of this paragraph shall terminate January 1, 1967.

IN WITNESS WHEREOF, Kelly McMahon Construction, Inc., a Nebraska corporation, being the owner of all said real estate, has executed these covenants this 15th day of October, 1962.



Attest: *[Signature]*
Secretary

KELLY McMAHON CONSTRUCTION, INC.

By: *[Signature]*
President