

Trs 1-9 inc. - Shady Lane

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PROTECTIVE COVENANTS.

The undersigned, Theodore A. Randall and Dorothy C. Randall, husband and wife, being the owners of all of the lots in "Shady Lane", an Addition to the City of Omaha, Douglas County, Nebraska, do hereby state, publish and declare that said lots shall be conveyed, owned and held under and subject to the covenants, conditions and restrictions hereinafter set forth.

1. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1990.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said real property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, either to prevent him or them from so doing or to recover damages for such violation, but this instrument shall in no wise be construed as placing any liability or obligation for its enforcement upon the undersigned.

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

2. All of said lots shall be known and described as residential lots. No structure shall be erected, altered, placed, or permitted to remain on any lot other than one detached, single family dwelling, not to exceed 2 stories in height and a private garage, and no structure shall be moved onto any lot.

3. That 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.

4. No trailer, basement, tent, shack, garage, barn, or other out building erected on said lots shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

