

Elmer S. Rood,
Inez B. Rood,

and

Robert S. Rood.

RESTRICTIONS

JUN 11 1941

Know all men by these presents:

That we, the undersigned, are owners of the South one-half of Lots 11 to 14 and Lots 16 to 19, inclusive, Block 8, Solomons Addition, in Douglas County, State of Nebraska, and it is the wish of the undersigned to adopt a general scheme and plan of improvement and development of said described lots.

It is agreed by and between parties hereto, that the conditions and covenants hereinafter stated are pursuant to a general plan for the development and improvement of said lots and that each of the conditions and covenants shall run with and bind the premises herein described and every part thereof and shall be binding upon every person who is the owner and who shall be the owner thereof during the period herein agreed upon and are and shall be for the benefit of each and all persons owning any lots herein described to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of the said covenants and restrictions herein and either to prevent him or them from so doing to recover damages for such violation.

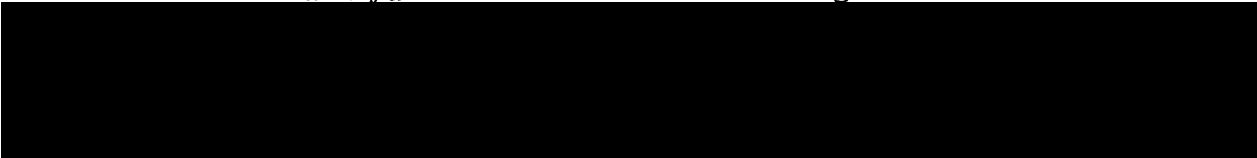
RESTRICTIONS

All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

No building shall be located on any residential building plot nearer than 35 feet to the front lot line, nor nearer than 10 feet to any side street line. No building, except a garage or other outbuilding located 70 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet nor a width of less than 50 feet at the front building setback line.

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.



No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract 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.

No dwelling costing less than \$4,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be

not less than 720 square feet in the case of a one story structure; nor less than 550 square feet in the case of a one and one-half, two, or two and one-half story structure.

An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1st, 1966.

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 real property situated in said tract to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violations.

Invalidating 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.

Now therefore, the parties hereto, for themselves, their heirs, executors, administrators do hereby covenant and agree and promise each to the other, his heirs, executors and administrators, that the covenants and conditions hereof shall be in full force and effect until January 1st, 1966.

12th day of June In witness whereof we have affixed our signatures this 1941.

Edmund S. Rood
Lucas B. Rood
Robert S. Rood

S. Entered in Numerical Index and Recorded in the Register of Deeds Office in Douglas County, Nebraska
12 day June 1941 at 12:45 P.M. Thomas J. O'Connor, Register of Deeds.