

PROTECTIVE COVENANTS

For Lots 41, 42, 43, 44, 45, 46, and 47, in Sunshine View 1st Addition, a sub-division in Douglas County, now Omaha, Nebraska, as surveyed, platted, and recorded.

The ground floor area of the main structure of any single or multiple family dwelling erected or located on above described lots exclusive of one story open porches and garages shall not be less than 1000 square feet, the portion of the house and garage facing Harrison Street shall be of brick or stone or some combination thereof.

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

The above protective covenants are to run with the land and shall be binding on all parties hereto and all future owners of said lots until January 1st, 1999.

The protective covenants and building restrictions on other lots in Sunshine View 1st Addition and on lots in other nearby subdivisions are not required to be the same as on the above described property.

The invalidation on any of these covenants by court order shall in no wise affect any of the provisions which shall remain in full force and effect.

In WITNESS WHEREOF, We have hereunto set our hands and seal this 2<sup>nd</sup> day of January, 1961.

Hugh H. Harper

Ruth F. Harper

STATE OF NEBRASKA )

COUNTY OF DOUGLAS )

SS

On this 2<sup>nd</sup> day of January 1961, before me a Notary

Public in and for said County personally came Hugh H. Harper and Ruth F. Harper, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the above protective covenants and acknowledged said instrument to be their voluntary act and deed.

William H. Harper - Notary Public

My commission expires on the 25<sup>th</sup> day of October, 1966



23 ENTERED IN RECORDING INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

10. DAY Jan 1961 448 THOMAS J. O'CONNOR, REGISTER OF DEEDS

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