For Lot 154 except the west five and eight [illegible] feet [illegible] ft.) and for Lots, 204,203,202,201,200,[illegible],161, 160,159,158,157,[illegible] the West 1/2 of lot 151, lots 150,149,148,147, the East 20 feet of lot 123, lots 122,121,120,119,118,117,110,109,108,107,106,97, 96,95,94, the East 1/2 of lot 93, lots 91,90,89,88,87,86,85,84,83,82,81,80, 79 and 78, all in Sunshine Farms, an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

The above described lots are subject to protective covenants as shown of record and the following protective covenant.

The ground floor area of the main structure of any dwelling erected upon any xxxxxxxxxxxxxx building plot exclusive of one story open porches and garages shall not be less than eight hundred square feet.

The above and foregoing protective covenants are to run with the land and shall be binding on all of the parties hereto and all parties claiming under them until January 1st. 1999, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part. If the parties hereto or any of them or their heirs or assigns shall violate any of the covenants herein it shall be lawful for any person or persons owning any of the real estate above described to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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

In Witness Whereof, We have hereunto set our hands and seal this 25th. day of April, 1951.

Frank J. Wear

Marjorie H. Wear

State of Nebraska }
Douglas County } ss

On this 25th. day of April, ,1951 , before me Ruth F. Harper, a Notary Public, duly commissioned and qualified for and residing in said county, personally came Frank J. Wear and Marjorie H. Wear, husband and wife, to me known to be the identical persons whose names are affixed to the above Protective Covenants and acknowledged the said instrument to be their voluntary act and deed.

Witness my hand and seal at Omaha, Nebraska, in said County, the day and year last above written.

My commission expires the 18th. day of July, 1956.

Ruth F. Harper
Notary Public

8 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 25.50
9 DAY May 1951 AT 1:52 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS