

PROTECTIVE COVENANTS

FOR LOTS, 2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42, all in Sunshine View First Addition, a sub-division in Douglas County, Nebraska, as surveyed, platted and recorded.

No trallor, basement, tent, shack, garage or barn erected on any lot 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 building or any part or projection thereof, except the cornice of the roof and an open porch and roof thereon, or a terrace shall at any time be erected or located on any of the above lots within thirty five feet of Polk street or Harrison street.

The ground floor area of the main structure of any single family or multiple family dwelling erected or located upon lots 2 to 31 inclusive shall not be less than 1000 square feet. The ground floor area of the main structure of any single family or multiple family dwelling erected or located upon lots 32 to 42 inclusive shall not be less than 800 square feet.

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

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

The invalidation of any of these covenants by 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
1st day of March, 1954.

Hugh H. Harper
Ruth F. Harper

State of Nebraska } ss
County of Douglas }

On this first ----- day of March

A.D. 1954, before me, a Notary Public in and for said County, personally came the above named 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 25th. day of October, 1954

