

RESTRICTIVE COVENANTS

The undersigned, hereby declares that the following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate.

The undersigned, being the owner of all lots in Tara Heights a subdivision in Sarpy County, Nebraska, are desirous of placing proper restrictions on said lots in said addition and, therefore, the following restrictions are hereby placed upon said Tara Heights Addition for a period of 25 years from the date hereof, and said lots shall be conveyed and used and be subject to the following covenants, conditions, restrictions and easements:

1. Lots J, K, 83 thru 130 shall be used for single family purposes and for accessory structures incidental to residential use or for church or school purposes.

2. If a detached garage is built on any single family or multiple family dwelling lot, the garage shall be placed not nearer than 5 feet from the rear of side lot line, exclusive of eaves except on corner lots, in which case the garage shall be placed not nearer than 15 feet to side lot line adjacent to the street.

3. No dwelling shall be constructed on any parcel of ground of less area than the smallest lot as not platted in the same block.

4. No dwelling shall be constructed nearer than 30 feet from the front lot line, excluding steps and open porches and eaves, and no dwelling shall be constructed nearer than 5 feet from the side lot line, excepting on corner lots the side yard shall extend at least 15 feet from the side lot line adjacent to the street.

5. No dwelling shall contain more than two stories and shall be permitted only when the dwelling contains the following minimum square footage:

5. (a) If a one story building, not less than 900 square feet, ground floor area, exclusive of garage, open porches and basement.

5. (b) If a one and one-half story dwelling, the first story shall contain not less than 750 square feet ground floor area, exclusive of garage, open porches and basement.

5. (c) If a two story dwelling, the first story shall contain not less than 750 square feet ground floor area, excluding garage, open porches and basement.

Recorded in Numerical Index and Recorded in the Register of Deeds Office in Sarpy County, Nebraska
 This day July 19 60 at 11 A. M. Esther Ruff, County Clerk. 380