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PLAT 437 4-49

CONDITIONS, RESTRICTIVE COVENANTS AND EASEMENTS

MAPLE RIDGE ADDITION

The following covenants, conditions, restrictions and easements are hereby imposed upon Lots 2 to 11 inclusive of Block One and Lots 1 to 13 inclusive of Block Two, of Maple Ridge Addition in Douglas County, Nebraska, as surveyed, platted and recorded.

1. The lots described above shall be known, described and used as residential lots. Not more than one dwelling shall be built on any one of said lots; provided however, this restriction shall not prevent use of a greater area than one lot as a single building site.
2. No dwelling shall be erected on said lots within 40 feet of the street line on the front side, nor within 15 feet of the side lot lines, except the dwelling on Lot 1, Block 2, if this exception is approved by the City of Omaha, Nebraska, and except the dwellings erected on Lots 4, 7, 8 and 13 of Block 2, which must be set at least 40 feet from 104th Avenue whether or not these face 104th Avenue. Dwellings erected on Lots 2, 3 and 4 of Block One shall have their fronts in line with dwelling fronts on Lots 1 and 5 through 11 of Block 1.
3. All dwellings must have a ground area of not less than 1250 square feet exclusive of garages and porches. Garages must be capable of housing two full-sized automobiles and be of the same material and architecture as the dwelling. No detached garages shall be erected. Under house garages will be permitted when expressly approved in writing by the undersigned, Melvin A. Brennfoerder and Ilah M. Brennfoerder, their heirs or assigns; but in such instances, a minimum ground area of 1350 square feet exclusive of garages and porches will be required for dwellings erected on any lot which borders 104th Avenue.
4. Dwellings erected on Lots 1, 2, 3, 4, 7, 8 and 13 of Block 2 shall be no more than one and one-half stories above ground on the side bordering on 104th Avenue. Dwellings erected on Lots 2 to 11 inclusive of Block One shall be no more than one and one-half stories above ground on their west or back side. All roofs shall be of low pitch, not exceeding five inches of fall per foot of rafter length. Any exposed concrete, or concrete or similar blocks shall be painted. All chimney flues must have an exterior of brick or stone.
5. No building shall be erected on said lots other than a single-family dwelling on each lot and no lot shall be improved, used or occupied for other than private one family residence purposes. There shall not be erected, placed or maintained on any of said lots any flats, duplexes, apartments, public garages, commercial or industrial buildings of any type whatsoever.
6. No building shall be erected, constructed, altered, placed or permitted to remain on any lot of the above described lots until the plans and specifications therefore have been approved in writing by Melvin A. Brennfoerder and Ilah M. Brennfoerder, their heirs or assigns except when such approval is not given within thirty days after presentation of the plans, and specifications for approval.
7. No trailer, basement, excavation, tent, shack, garage, barn or other out-buildings erected, constructed or placed on any part of said lots shall at any time be used as a residence temporarily or permanently except the basement of a dwelling by the owner during the limited period of construction of the dwelling. It is also agreed by purchasers of property herein that any dwelling or new construction started on this property will be completed within twelve months of the date of commencing work.
8. All dirt from the cellars, basements and other excavations from each and every lot shall be removed from said lots and the general contour of said lots after erection of dwellings thereon shall remain substantially as established by the undersigned, their heirs, or assigns in the development of said lots. Excess dirt shall be dumped on this subdivision if so directed by the undersigned, their heirs or assigns. This restriction may be waived at the option of the undersigned, their heirs or assigns.