

DECLARATION OF PROTECTIVE COVENANTS

JAMES INVESTMENT CO. (a corporation organized and existing under and by virtue of the laws of Minnesota, qualified to do business in Nebraska, and having an office and place of business in Douglas County, Nebraska) does hereby adopt and impose upon each and all of the lots hereinafter described the following covenants, restrictions, limitations and conditions, for the purpose of applying to, controlling and governing the ownership, encumbrance, use and occupancy of said lots, and each of them described as follows:

Lots one (1) thru seven (7) inclusive and Lots forty-six (46) thru Fifty (50) inclusive, Block thirteen (13);
 Lots one (1) thru twelve (12) inclusive, Block fourteen (14); Tomahawk Hills, 6th Addition, Douglas County, Nebraska.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.

2. In any case, no dwelling shall be permitted on any lot described herein, having a ground floor square foot area of less than 800 square feet in the case of a one-story structure, nor less than 650 square feet in the case of a one and one-half or two-story structure, exclusive of porches and garages.

3. In any event, no building shall be located on any lot nearer than 35 feet to front lot line, or nearer than 17½ feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that a two foot side yard shall be permitted for a garage or other accessory building located 25 feet, or more, from the minimum building set-back line. No dwelling shall be located on any interior lot nearer than 25 feet to rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of the building provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

4. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 7,000 square feet.

5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

6. Public concrete sidewalks, 4 feet wide by 4 inches thick, shall be installed in front of each improved lot and on side street of improved corner lot, 5 feet inside of street curb.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, any annoyance or nuisance to the neighborhood.

8. No structure of a temporary character; trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected upon, or used, on any lot at any time as a residence, either temporarily or permanently.

9. Dwellings constructed in another addition or location shall not be moved to any lot within this addition.

NOTARIAL PUBLIC STATE OF MINNESOTA

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY THE UNDERSIGNED NOTARY PUBLIC AND I HAVE READ THE SAME TO THE PARTIES AND THEY HAVE ACKNOWLEDGED THE SAME TO ME AS SUCH.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS:

ROBERT C. BLAKE - DEED GRANTOR

ROBERT C. BLAKE - DEED GRANTEE

WITNESSES: JAMES HANSEN CO.
ROBERT C. BLAKE and JAMES HANSEN CO. are the parties to the above instrument.

1. The above instrument was prepared by the undersigned notary public and I have read the same to the parties and they have acknowledged the same to me as such.

2. The above instrument was prepared by the undersigned notary public and I have read the same to the parties and they have acknowledged the same to me as such.

3. The above instrument was prepared by the undersigned notary public and I have read the same to the parties and they have acknowledged the same to me as such.

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RECEIVED
1902 MAR 11 PM 2:52
REGISTER OF DEEDS
COUNTY OF HENNEPIN

THE STATE OF MINNESOTA
Deeds - Index
Entered in the office of the Register of Deeds of said County on this 11th day of March 1902.
Book 377
Page 93

James Hansen
Notary Public

Deputy
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70-
70-

Ben Hansen
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