

AMENDED PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Trendwood Development Inc., a corporation, made certain protective covenants recorded in Book 410, Page 293 of the Miscellaneous Records of Douglas County, Nebraska covering all of Trendwood 2nd Addition and at the time of the execution of said instrument was the beneficial owner but not the legal owner of the said property, and

WHEREAS a question has been raised as to the validity of said covenants on account of not being the recorded owner of said property, and

WHEREAS Lots 16 through 21 both inclusive of Block 14, Trendwood 2nd Addition has been replatted into Lots 24 through 29, both inclusive, as shown by the replat recorded in Book 1225, Page 405 of the Deed Records of Douglas County, Nebraska and the protective covenants should apply to the replatted lots instead of the original lots, and

WHEREAS the undersigned are the sole owners of the property hereinafter described,

NOW THEREFORE to correct the error, if any, in the said original protective covenants and for One Dollar and other good and valuable considerations, receipt of which is hereby acknowledged; do hereby revoke the protective covenants recorded in Book 410, Page 293 of the Miscellaneous Records of Douglas County, Nebraska on the properties hereinafter described, do hereby create, adopt and establish upon the following described property in Trendwood 2nd Addition, a subdivision in Douglas County, Nebraska, to-wit:

Lots 19 & 20 and Lots 49 through 53, both inclusive, in Block 5; Lots 29 through 37, both inclusive, in Block 6; Lots 6 through 35, both inclusive in Block 7; Lots 6 through 19, both inclusive, in Block 8; ~~LOTS 10 THROUGH 22, BOTH INCLUSIVE, IN BLOCK 12; LOTS 18 THROUGH 23, BOTH INCLUSIVE, IN BLOCK 13; LOTS 1 THROUGH 15, BOTH INCLUSIVE, AND LOTS 22 & 23 IN BLOCK 14; LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN BLOCK 15; LOTS 13 THROUGH 19, BOTH INCLUSIVE, IN BLOCK 16; AND LOT 28 IN BLOCK 17;~~

also,

Lots 24 through 29 inclusive of the replat of Lots 16 through 21 in Block 14, Trendwood 2nd Addition, a subdivision in Douglas County, Nebraska.

The following restrictions to-wit:

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 and one-half stories in height, and a private garage.
2. No building shall be erected on any residential building plot nearer than 35 feet from the front lot line, nor nearer than 7 feet to any side lot line. The side line restrictions shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots no structure shall be permitted nearer than $17\frac{1}{2}$ feet to the side street line.
3. No residential building plot described herein shall have a width of less than 55 feet at the minimum building setback line nor an area of less than 7500 square feet.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained, for any commercial purpose.