

PROTECTIVE COVENANTS AND EASEMENT

Madeline Jacobson, owner of the following described tract of land Eugene V. Jacobson, her husband, publish and declare said property subject to the following covenants:

Lot 5, Block 4, Bel-Air Second Addition (Extension), an Addition in Douglas County, Nebraska.

1. These covenants are to run with the land for a period of 30 years from date hereof.
2. Wooded area to be left as is except for trimming.
3. Natural spring stream not to be destroyed or dammed.
4. Said premises shall be occupied and used for residence purposes exclusively and all owners, their successors, heirs, assigns or agents will not permit the use or occupancy of said land by any person or persons other than those of the Caucasian Race (except as a domestic) and this restrictive covenant (Par. 4) shall be incorporated in all contracts for sale, leases, deed or conveyances and shall run with the land, and in case of violation of said covenant, said property to revert to Madeline Jacobson.
5. No building shall be located nearer to the front lot line of 109th Street than 40 feet, nor nearer to the side lot lines than 25 feet and only one residence to be occupied by one family shall be built upon above described parcel of land. Said parcel of land shall not be subdivided into building plots.
6. No residential structure shall be erected on above described tract of land which has an area of less than 1600 square feet of floor area, exclusive of garage, if a one story building; and if a one and one half or a two story building is erected, said structure must have a ground floor area of 1200 square feet exclusive of garage.
7. Any residential structure built must have a two-car garage.
8. Plans for structure to be built must be presented to Madeline Jacobson or to an appointed member of Bel-Air Realty Co. for inspection and approval before building is commenced.
9. An easement to construct and maintain is hereby reserved for electric and telephone utilities along, across, over and under the rear and side boundary lines of said lot, together with necessary overhang.

Dated: July-17-1956

Madeline Jacobson
Eugene V. Jacobson

Subscribed and sworn to this 17th day of July before the undersigned Notary Public within and for Douglas County,

Carl J. Peppers
Notary Public

My commission expires: December 3rd 1960

