

PROTECTIVE COVENANTS AND EASEMENT

Madeline Jacobson, trustee, owner of the following property doth publish and declare said property subject to the following restrictions:

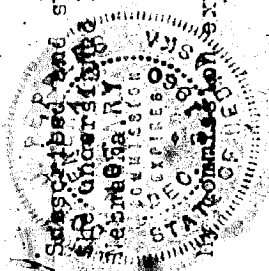
Lot 115 Bel-Air Addition in Douglas County, Nebraska.

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 dammed or destroyed.
4. Said premises shall be occupied and used for residence purposes exclusively.
5. No building shall be located nearer to the front lot line of 114th Street than 50 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 1200 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 garage.
8. Plans for structure to be built must be presented to Madeline Jacobson or to an appointed member of Bell-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 overhangs.

Dated: November 19, 1956.

*Madeline Jacobson*

Subscribed and sworn to this 19<sup>th</sup> day of November 1956 before me, Notary Public with main office in Douglas County, Nebraska.



*Lee J. Feppan*  
Notary Public

Commission Expires: November 3-1-1961

19 20 DAY Dec 1956 10:10 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.