

PROTECTIVE COVENANTS, CONDITIONS
RESTRICTIONS AND EASEMENTS FOR PART
OF HARGLEROAD'S MILITARY ADDITION

The following covenants, conditions, restrictions and easements are hereby imposed upon the following described real estate and are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from date, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), in Block Twenty (20), all of Blocks Twenty-one (21), Twenty-two (22), Twenty-three (23), Thirty-one (31), Thirty-two (32), Thirty-three (33) and Thirty-four (34), all in Hargleroad's Military Addition, an Addition in Douglas County, Nebraska, as surveyed, platted and recorded.

1. All lots in the tract shall be known and described as residential lots, but may be used for any purpose as set forth in the Use Regulations of the Zoning Ordinance of Omaha, for Fourth Residential District.
2. For the purpose of construing and applying these restrictions, a single lot shall mean a lot as now platted; or an ownership of parts of two adjoining lots, the total width of which at the front lot line shall be not less than the front width at the lot line of either of the lots comprising a part of such ownership; or all of one lot and part or parts of one or more adjoining lots.
3. No building shall be erected on said premises less than 35 feet from the front lot line, nor closer than 7 feet from any side yard lot line of inside lots. On corner lots, side yard set backs shall conform with the zoning ordinance for the zone in which the property is located.
4. No residence shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height, with a minimum of one (1) car garage or carport.
5. Garages or other outbuildings, if erected on said premises during said period and if detached from the dwelling built thereon, must be built of the same material and must correspond in architecture with the dwelling, and must be located in accordance with provisions of Zone Ordinances of the City of Omaha, Nebraska, now in effect.
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 therefor have been approved in writing by the Hargleroad's Military Addition, Inc., or their successors or assigns, but this control shall terminate January 1, 1976. The general contour of said premises and terraces, after the buildings have been erected, shall remain substantially as now established. This may be waived, at the option of Hargleroad's Military Addition, Inc., by written consent.
7. Exposed foundations shall be painted or faced with brick or stone.
8. No trailer, basement, excavation, tent, shack, garage, barn or other outbuilding erected, constructed or placed on any part of said lots shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
9. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
10. Public concrete sidewalks shall be provided in front of each lot as improved and shall be four (4) feet wide, four (4) inches thick, and located one (1) foot outside the lot line.

