## 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.

Blocks Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-five (35), and Thirty-six (36), 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.

and the holder

- 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 on those lots zoned third and fourth and a minimum of two (2) car garage or carport on those lots zoned second.
- 5. Garage 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 the 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 outbuildings erected, constructed or placed on any part of said lot 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.

- 11. 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 they are not kept, bred or maintained for any commercial purpose.
- 12. No open fence shall be built to a height greater than 4'6" on that section which shall comprise the rear lot area of the property. No fences, hedges shall be placed or maintained forward of the front building line.
- 13. An easement is reserved over the rear five (5) feet of each lot and over the three (3) feet adjoining each side lot line, for utility installations and maintenances.

The provisions herein contained are in pursuance of a general plan of improvement and development and each provision is several and separable and invalidation of any such provision shall not affect the validity of any other provision.

If the parties hereto, or their heirs or assigns shall violate or attempt to violate any of the Covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

IN WITNESS WHEREOF the undersigned owner of the above described property has hereunto subscribed their names this 20th day of June, 1960.

CONNECTION OF THE PROPERTY OF

HARGLEROAD'S MILITARY ADDITION, INC.

V. B. Hargleroad, III., Vice President

Winifred Adams Secretary

STATE OF NEBRASKA)

) SS

COUNTY OF DOUGLAS)

On this 20th day of June, 1960, before me, the undersigned, a notary public in and for said County, personally came the above named W. B. Hargleroad, III, Vice President and Winifred Adams, Secretary of HARGLEROAD'S MILITARY ADDITION, INC., who are personally known to me to be the identical persons whose names are affixed to the above protective covenants as President and Secretary of said Corporation, and they acknowledged said instrument to be their voluntary act and deed, and the voluntary act and deed of said Corporation.

WITNESS my hand and Official Seal the date last aforesaid.

My commission expires

Mary Wablic

July 3, 1964