

PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR  
BEACON HILL , A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA

PART A. PREAMBLE

1. These COVENANTS shall apply to Lots 1 thru 3, inclusive, Block 1; Lots 1 thru 7, inclusive, Block 2, all in Beacon Hill, a Subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

2. Nothing herein contained shall in any way be construed as imposing upon the undersigned any liability, obligation or requirement for the enforcement of this instrument or any of its provisions, by the undersigned, except at the option of the undersigned.

PART B. RESIDENTIAL AREA COVENANTS.

1. This property is to be used for single family residential dwelling purposes only.

2. Any dwelling built hereon shall have a minimum first floor area of one thousand three hundred fifty square feet (1350), exclusive of porches and garages. It must have a garage with a minimum capacity of two standard full sized automobiles, the minimum floor area being at least four hundred (400) square feet.

3. Eighty percent of the exterior wall surface of the dwelling and garage, exclusive of windows and doors, must be of brick, brick veneer, stone, or stone veneer.

4. No additional accessory building may be erected hereon with an area of over three hundred (300) square feet.

5. No trailer, basement, shack, tent, garage, barn or other outbuilding, and no temporary structure hereon may be used as a residence at any time, either temporary or permanently. No noxious or offensive trade or activity shall be carried on, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

6. Dwellings constructed in another addition or location shall not be moved to any lot within this addition.

7. The buildings on these lots must conform to the City of Omaha Codes for First Residential Zoning.

8. An easement is reserved over the rear five feet of each lot for utility instalation and maintenance.

9. No fence may be erected on this property that exceeds four and one-half (4½) feet in height.

10. Public concrete sidewalks, four feet wide by four inches thick, shall be installed in front of each improved lot, and on side street of improved corner lots. Where street width is 50 feet, the sidewalks are to be located five feet inside of curb.

PART C. GENERAL PROVISIONS

1. These COVENANTS are to run with the land and shall be binding on all parties and all persons claiming under them for a period of ten years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten 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.

2. If any of the owners of the property covered herein, their heirs, assignees, or grantees shall violate, or attempt to violate, any of these covenants, any of the owners of part or all of the property covered herein may prosecute any proceedings at law or equity against any violator, to prevent such violation, and/or to recover damages therefor.

3. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Dated at Omaha, Nebraska, June 3<sup>rd</sup>, 1964

John V. Kiper

Golda A. Kiper

Owners of above property

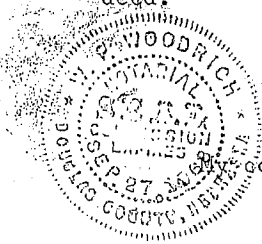
STATE OF NEBRASKA:  
SS  
COUNTY OF DOUGLAS:

On this 3 day of JUNE, 1964, before me, a Notary Public in and for Douglas County, Nebraska, came John V. Kiper and Golda A. Kiper, husband and wife, to me personally known to be the identical persons whose names are affixed to the above instrument and acknowledged the above signatures as their voluntary act and deed.

W. F. Woodrich

Notary Public

commission expires Sept. 27 1968.



RECEIVED  
JUN 10 PM 2 23  
THOMAS J. O'CONNOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

Book 415 of misc  
Page 559

Thomas J. O'Connor  
Register of Deeds  
Douglas County, Nebraska  
By J. L. Johnson  
Clerk  
JUN 17 PM 4 28  
RECORDED 75-507  
509  
510