

PROTECTIVE COVENANTS AND RESTRICTIONS.

FEDERAL HOUSING ADMINISTRATION	
RECEIVED	
NOV 18 1944	
Fees	
Prem.	
C/S	BY

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned
the west 41 feet of
are the owners of Lots Eight (8) to Nineteen (19) inclusive and Lots
Thirty-seven (37) to Forty-four (44) inclusive of Gises Addition, an
Addition to the City of Omaha, Douglas County, Nebraska, except
part of said lots taken for streets and are desirous of placing
restrictions on said lots,

Now therefore, the following restrictions are hereby placed
on said lots, to-wit:

1. All lots in the tract shall be known and described as residential lots, except that lots Eight (8) and Nine (9) of said tract may, at the option of the undersigned, be used for a park or playground.
2. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling or one 2 family dwelling not to exceed two stores in height and a private garage for not more than 2 cars.
3. No building shall be located nearer to the front lot line or nearer to the side street than the building set back lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 35 feet to the front lot line, nor nearer than 15 feet to any side street line. No building, except a detached garage or other outbuilding located 70 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.
4. No residence or attached appurtenance shall be erected on any lot farther than 45 feet from the front lot line.
5. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 50 feet at the front building set back line.
6. 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.
7. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract 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.
8. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 700 square feet in the case of a one-story structure nor less than 570 square feet in the case of a one and one-half, two, or two and one-half story structure.
9. Easements are reserved as shown on the recorded plat, for utility installation and maintenance.
10. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

