

20-129

PROTECTIVE COVENANTS

THAT ALL THEM BY THESE PRESENTS, That whereas the undersigned is the record owner of Lots 8 through 17, Block 5; Lots 1 through 10 Block 4; and Lots 10 through 28, Block 3, all in Bellaire Addition "B" to the City of Bellevue, Sarpy County, Nebraska.

NOW THEREFORE THE FOLLOWING RESTRICTIONS AND PROTECTIVE COVENANTS ARE HEREBY PLACED ON SAID LOTS TO-WIT:

1. All lots shall be used for residence purposes only.
 2. No structure shall be altered, erected, placed or permitted to remain on any lot other than one detached, single family dwelling, not to exceed two stories in height, and a private garage for not more than two cars.
 3. No building shall be located nearer than 5 feet to any side lot line.
 4. No building shall be located on any one of these lots nearer than 35 feet to the front lot line, (except on Lots 1, 4 and 8 in Block 4, Lot 10, Block 3, and Lot 14, Block 5, subject to the approval of the City Building Inspector of the City of Bellevue).
 5. No residence shall be erected or placed on any lot or plot of ground having an area of less than 9800 square feet, or a width of less than 66 feet.
 6. No unlawful or offensive trade, or activity, nor any activity that shall become an annoyance or nuisance to the neighborhood shall be carried on upon any lot.
 7. At no time shall any structure of a temporary character be used as a residence.
 8. No dwelling shall be erected on any lot, the ground floor area of the main structure of which, exclusive of one story porches and garages, shall be less than 960 square feet.
- These covenants are to run with the land and shall be binding until January 1, 1985, at which time said covenants shall be automatically extended by successive periods of ten years each, unless by a vote of the majority of the then owners of the above lots, it is agreed to rescind or alter the said covenants in whole or in part. If the parties hereto, or any of them, or their heirs or assigns shall violate any of the covenants herein, it shall be lawful for any person or persons owning any real property in said development to prosecute any proceedings at law or in equity against the persons violating or attempting to violate any such covenant, either to prevent him or them from so doing or to recover damages and other dues for such violations. Invalidation of any of these covenants by court order or decree shall in no way affect the other provisions, which shall remain in full force and effect.
- These covenants shall apply to all lots in Bellaire Addition "B" to the City of Bellevue, Sarpy County, Nebraska, more specifically identified as follows: Lots 8 through 17, Block 5; Lots 1 through 10, Block 4; and Lots 10 through 28 in Block 3, as surveyed, platted and recorded.

In witness whereof I have hereunto set my hand this 12th day of March, A.D. 1956,

STATE OF NEBRASKA)
J. J. VINARDI) ss.
COUNTY OF DOUGLAS)

J. J. Vinardi, Trustee
J. J. Vinardi, Trustee

This instrument was filed on the 12th day of March A.D. 1956, before me a Notary Public and appeared J. J. Vinardi, Trustee, and signed the above instrument declaring the same to be his voluntary act

J. J. Vinardi
Notary Public

3-15-56
FILED

Commission expires _____, 19__

Sarpy County, Nebraska
Notary Public