

PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS
FOR
COLONIAL ACRES ADDITION

The following covenants, conditions, restrictions and easements are hereby imposed upon the real estate hereinafter described:

Lots One (1) through Three (3), inclusive, Block One (1);

Lots One (1) through Thirteen (13), inclusive, Block Two

(2); Lots One (1) through Twenty-two (22), inclusive, Block

Three (3), in Colonial Acres, being a platting of part of the

NW 1/4 of the NW 1/4 of Section 29, T16N, R13E of the

6th P. M., Douglas County, Nebraska.

1. Said lots shall be used only for single family residential purposes and no detached structures shall be constructed or used on the premises.

2. No residential structure shall contain less than fourteen hundred (1,400) square feet of living space exclusive of garage.

3. Portland concrete public sidewalks, four feet wide by four inches thick shall be constructed in front of each built-upon lot and upon the street side of each built-upon corner lot, with the outside sidewalk edge to be located four feet back of street and curb line. Such sidewalks shall be constructed by the owner at the time of completion of the main residential structure.

4. 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.

5. No trailer, basement, tent, shack, garage, barn or other out-building erected on said real estate shall at anytime be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

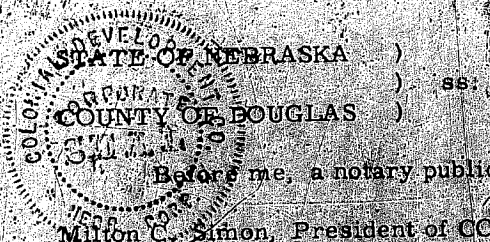
Dated this 9th day of November, 1964.

COLONIAL DEVELOPMENT CO.

By: *Milton C. Simon*
Milton C. Simon, President

Attest:

Lela B. Donahue
Lela B. Donahue, Secretary



Before me, a notary public qualified in said county, personally came Milton C. Simon, President of COLONIAL DEVELOPMENT CO., a corporation, known to me to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

WITNESS my hand and notarial seal on November 9, 1964.

Richard Ford
Notary Public

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THOMAS J. CONNOR
REGISTER OF DEEDS
75-581592
G.P.H. 98
75
Richard Ford
Leas, then & Harry
332 Kinnick & Ploga