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5. ALL BUILDINGS SHALL COMPLY WITH THE ZONING REGULATIONS AND BUILDING CODES OF THE COUNTY OF SARPY, NEBRASKA, AND IN ANY EVENT NO BUILDINGS SHALL BE LOCATED ON ANY RESIDENTIAL BUILDING PLOT NEARER THAN THIRTY-FIVE (35) FEET TO THE FRONT LOT LINE, NOR NEARER THAN SEVEN AND ONE-HALF (7½) FEET TO ANY SIDE LOT LINE, PROVIDED HOWEVER, IF AVERY REALTY COMPANY, INC., SHALL DETERMINE THAT SAID SET-BACK REQUIREMENTS AND SIDE LOT REQUIREMENTS AS TO ANY LOT OR LOTS IN SAID ADDITION ARE NOT ADEQUATE OR SATISFACTORY TO THE PROPER DEVELOPMENT OF SAID ADDITION, THE CORPORATION, BY RESOLUTION MAY ALTER OR CHANGE THE SAME, PROVIDED SAID CHANGE OR ALTERATION SHALL CONFORM TO AND WITH THE BUILDING PERMIT ISSUED BY THE COUNTY OF SARPY.

6. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUT-BUILDING MAY BE ERECTED ON ANY OF THE SAID LOTS AT ANY TIME TO BE USED AS A RESIDENCE, TEMPORARY OR PERMANENT, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE PERMITTED AS A RESIDENCE. NO OLD STRUCTURES ALREADY BUILT SHALL BE MOVED ONTO ANY LOT OR BUILDING SITE WITHIN THIS REPLAT.

7. FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF THE RECORDING OF THIS AGREEMENT NO BUILDING SHALL BE ERECTED, CONSTRUCTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT IN SAID ADDITION HEREIN DESCRIBED UNTIL THE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED IN WRITING BY AVERY REALTY COMPANY, INC. OR AGENTS OR INDIVIDUALS DESIGNATED BY SAID CORPORATION.

8. THE TITLE HOLDER OF EACH LOT, VACANT OR IMPROVED, SHALL KEEP SAID LOT FREE FROM WEEDS AND DEBRIS, AND SHALL NOT PERMIT ANY NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY TO BE CARRIED ON UPON SAID LOT, NOR SHALL ANYTHING BE DONE ON SAID LOT WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE KEPT ON ANY OF SAID LOTS, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, MAINTAINED, OR BRED FOR ANY COMMERCIAL PURPOSES.

9. A PERPETUAL LICENSE IS HEREBY RESERVED IN FAVOR OF AND GRANTED TO NORTHWESTERN BELL TELEPHONE COMPANY, OMAHA PUBLIC POWER DISTRICT AND ALL PUBLIC UTILITY COMPANIES NOW OR HERE-AFTER OPERATING WITHIN SAID REPLAT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS-ARMS, GUYS AND ANCHORS, AND OTHER INSTRUMENTALITIES AND TO EXTEND THEREON WIRES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR ALL TELEPHONE AND TELEGRAPH AND MESSAGE SERVICES ALONG, ACROSS, OVER AND UNDER THE REAR FIVE FEET OF EACH LOT IN SAID REPLAT.