

No. : Decker Enterprises, Inc. (Corporate Seal) : Restrictive Covenants
Chandler Hills, By Don Decker, President and
Misc. 26 : John W. Delehant, Secretary : Dated; March 22, 1960
Page 258 : WHOM IT MAY CONCERN TO : Filed: March 23, 1960

The undersigned hereby declare that the following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1, 1992:

Lots Two (2) to Two Hundred Ninety-eight (298), both inclusive, all in Chandler Hills, a subdivision in Sarpy County, Nebraska.

If the present or future owners of any of said lots, or their grantees, heirs, or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owing any part of said real estate to prosecute any proceedings at law or inequity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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

A. Said lots shall be used only for single-family dwelling purposes and for assessorly structures incidental to single-family use, or for church or school purposes.

B. No residential structure shall be erected or placed on any building plot which has an area of less than five thousand (5,000) square feet. No building shall be located on any plot nearer than thirty feet to the front line of such plot, nor shall any building, except a detached garage, be located nearer than six feet to any side line of any building plot.

C. No noxious or offensive trade or activity shall be carried on upon any plot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

D. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said real estate 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.

E. The ground floor enclosed area of residential structures, exclusive of open porches and garages, shall be not less than 720 square feet.

F. A perpetual license and easement is hereby reserved in favor of and granted to the Northwestern Bell Telephone Company, and the Omaha Public Power District, 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 service over and upon a five (5) foot strip of land adjoining the rear and side boundary lines of said lots. Said side line easement is granted upon the specific condition that if both of said utility companies fail to construct poles and wires along any of said side lot lines within thirty-six (36) months of date hereof or if any poles or wires are constructed but are thereafter removed without replacement within sixty- (60) days after their removal, then this easement shall automatically terminate and become void as to such unused or abandoned easementways.

G. The perpetual license and right is hereby reserved unto and granted to Sanitary and Improvement District No. 7 of Sarpy County, Nebraska, and to City of Omaha, Nebraska, their respective employees and representatives to enter upon any of said real estate for purposes of inspecting sanitary sewers, sewer connection, maintenance, and type of sewage being discharged into said sewers.

H. In the event that the Zoning Board of Adjustment of Sarpy County, Nebraska, should permit a lot area, front yard or side yard which is less than prescribed in Paragraph B hereof, then the determination of said Board shall supersede these covenants as to such lot or lots for which said Board shall issue the permits.

Acknowledged, March 22, 1960, By Don Decker, President and John W. Delehant, Secretary before M. J. Koblitz a Notary Public, with seal.

Commission expires. March 25, 1965.

RESPECTIVE COVENANTS

The undersigned hereby declare that the following covenants and future owners of all or any part of the following described real estate until January 1, 1992:

Lots Two (2) to Two Hundred Ninety-eight (298), both inclusive, all in Chandler Hills, a subdivision in Sarpy County, Nebraska.

If the present or future owners of any of said lots violate their grantees, heirs, or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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

A. Said lots shall be used only for single-family dwelling purposes and for accessory structures incidental to single-family use, or for church or school purposes.

B. No residential structure shall be erected or placed on any building plot which has an area of less than five thousand (5,000) square feet. No building shall be located on any plot nearer than thirty feet to the front line of such plot, nor shall any building, except a detached garage, be located nearer than six feet to any side line of any building plot.

C. No noxious or offensive trade or activity shall be carried on upon any plot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

D. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said real estate 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.

E. The ground floor enclosed area of residential structures, exclusive of open porches and garages, shall be not less than 720 square feet.

F. A perpetual license and easement is hereby reserved in favor of and granted to the Northwestern Bell Telephone Company, and the Omaha Public Power District, their successors and assigns, to erect and operate, maintain, repair, and renew poles and assigns, 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 service over and upon a five (5) foot strip of land adjoining the rear and side boundary lines of said lots. Said side line easement is granted upon the specific condition that if both of said utility companies fall to construct poles and wires along any of said side lot lines within thirty-six (36) months of date hereof or if any poles or wires are constructed but are thereafter removed without replacement within sixty (60) days after their removal, then this easement shall automatically terminate and become void as to such unused or abandoned easementways.

Entered in Numerical Index and Recorded in the Register of Deeds, office in Sarpy County, Nebraska
23 day March 1984 at G. A. M. Eubank Ruff, County Clerk.

G. The perpetual license and right is hereby reserved unto and granted to Sanitary and Improvement District No. 7 of Sarpy County, Nebraska, and to City of Omaha, Nebraska, their respective employees and representatives to enter upon any of said real estate for purposes of inspecting sanitary sewers, sewer connections, maintenance, and type of sewage being discharged into said sewers,

H. In the event that the Zoning Board of Adjustment of Sarpy County, Nebraska, should permit a lot area, front yard or side yard which is less than proscribed in Paragraph B hereof, then the determination of said Board shall supersede these covenants as to such lot or lots for which said Board shall issue the permits.

IN WITNESS WHEREOF, the undersigned owner of all said real estate has executed this instrument this 21st day of April, 1960.

DECKER ENTERPRISES, INC.



COUNT OF RECORDS } ss.

By: Don Decker President

On the day and year last above written, before me, the undersigned, a Notary Public in and for said County, personally came DON DECKER, President of Decker Enterprises, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Restrictive Covenants, 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 the corporate seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

M. Decker
Notary Public

My Commission Expires:

April 25, 1965

