

COUNTRYSIDE ADDITION  
PROTECTIVE COVENANTS AND EASEMENTS

The undersigned, COUNTRYSIDE DEVELOPMENT COMPANY, a partnership of Papillion, Nebraska, being the owners of lots 1 to 45, both inclusive, Countryside Addition, an Addition to the City of Papillion, Sarpy County, Nebraska, does hereby state, declare and publish that all of said lots in said addition are and shall be owned, conveyed and used under and subject to the following covenants, conditions, restrictions and easements, namely:

1. All of the lots in Countryside Addition numbered from 1 to 45, both inclusive shall be used only for single family dwellings, and shall have an attached garage or carport or detached garage, or a basement garage. No other structure shall be permitted, and the residence shall be used only as a dwelling and not for any other purpose.

2. No parcel of ground less than a whole lot as surveyed, platted and recorded, shall be at any time sold, conveyed, devised or otherwise transferred except to the owner of a contiguous lot, and no parcel of ground less than a whole lot (a whole lot may be construed as a combination of parcels having a frontage and an area equal to one of the original adjacent lots) shall be used for single family dwellings.

3. (A) The minimum building set-back line for dwellings excluding steps and open porches shall be as follows:

- 1. Front yard - 35 feet except lots 31, 32, 33, 34, 38, 39, 40, 41, and 45, which shall be 30 feet.
- 2. Side yard - 10 feet.
- 3. Rear yard - 25 feet.
- 4. Corner lot - Side yard set back on side-street side, shall be not less than one-half of required front yard set-back.

(E) Garages if detached, shall be located so that rear thereof is five feet from rear lot line and side thereof is no closer than five feet from side lot line, except when on side street and then must conform to dwelling side street set-back requirements.

4. The main floor, exclusive of garage and open porches, shall have an area as follows:

- 1. One story - garage attached, 900 square feet.  
One story - garage detached or in basement, 1000 square feet.
- 2. One and one-half or two story, garage attached, 750 square feet.  
One and one-half or two story, garage detached or in basement, 850 square feet.

5. The residences on lots numbered 1 to 18, both inclusive, shall face Valley Road. Residences on lots 19 to 28, both inclusive, shall face Madison Street. Residences on lots 29 to 36, both inclusive, shall face Jackson Street. Residences on lots 37 to 41, both inclusive, shall face Adams Street. Residences on lots 42 to 44, both inclusive, shall face Valley Road. Residence on lot 45 shall face Washington Street or Valley Road or at an angle between.

6. A perpetual easement is hereby granted to municipal corporations and public utility corporations over and under

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