

26-395

RESTRICTIVE COVENANTS
for
FAIR ACRES ADDITION

We, LADISLAV F. MACH and EMILY S. MACH, husband and wife, and WALLACE L. BORMAN and LORRAINE A. BORMAN, husband and wife, the owners of Fair Acres Addition, an Addition in Sarpy County, Nebraska, Lots One (1) to Fifty-nine (59) inclusive, as surveyed, platted and recorded, do hereby promulgate and publish the following Restrictive and Protective Covenants, for the purpose of governing the use and occupancy of all of said lots, to-wit:

1. All lots shall be used for residential purposes only, and no lot may be subdivided.
2. That no part of any residence or dwelling shall be erected nearer than 35 feet to the front lot line except that bay windows, porticos, sun parlors, verandas, porte cocheres, shall be permitted in said reserved space, but that they shall not extend further than five feet therein, and pertaining only to Lots 16, 17, 45 and 46 in said addition, abutting South 45th Street, all structures, excluding steps and eaves shall not be erected within 25 feet of said street.
3. No dwelling structure shall contain more than one and one-half stories, and only then when the dwelling contains the following minimum square footage:
 - a. If a one-story building, not less than 1000 square feet, exclusive of garage, open porches and basement.
 - b. If a one and one-half story building, the first story shall contain not less than 750 square feet, or less, provided the entire living area includes at least 1200 square feet, exclusive of garage, open porches and basement.
4. Structures or dwellings constructed in another addition or location shall not be moved to any lot in this addition.
5. No trailer, basement, tent, shack, garage, barn or other building erected on the plot shall at any time be used for a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence in said addition.
6. After construction commences on any dwelling, or addition to a dwelling, the outside structure must be completed within six (6) months.
7. All structures are to be provided and equiped with garbage disposal units of the grinding type, which shall be connected with the plumbing and installed in the kitchen sink.
8. On all subdivision lots, except corner lots, fences not to exceed five feet in height, may be erected only along the rear line of the lot and/or along the side lines of the lot, but not nearer to a point from the front lot line than the rear line extended of the foundation of the residence or dwelling house. No other fence or fences shall be erected upon such subdivision lots, and no fence

Entered in Numerical Index and Recorded in the Register of Deeds office in Sarpy County, Nebraska
1962 at 9 A. M. Esther Ruff, County Clerk. 250