

24-497

PROTECTIVE COVENANTS

The undersigned hereby publish and declare that all lots in Fair Haven Addition, an addition in the Village of Gretna, Sarpy County, Nebraska, as surveyed, platted and recorded (excepting lots which heretofore been conveyed), shall be conveyed and used and be subject to the following covenants, conditions, restrictions and easements, viz:

1. All lots in Fair Haven Addition, shall be used for single family dwellings only. If a garage is built, it shall be an attached garage or carport or basement garage. No detached garage will be permitted.
2. No dwelling shall be constructed on any parcel of ground less than a whole lot as the lots are now platted.
3. No dwelling shall be constructed nearer than 30 feet from the front lot line, excluding steps and open porches, and no dwelling shall be constructed nearer than 5 feet from the side lot line, excepting on corner lots the side yard shall be 15 feet from the side street.
4. Only one story or one and one-half story dwellings shall be permitted and they shall contain the following minimum square footage:
 - (A) One story dwelling, not less than 850 square feet, exclusive of garage, and open porches.
 - (B) One and one-half story dwelling, the first story shall not contain less than 850 square feet, and the floor space in such dwelling to be not less than 1000 square feet or more.
5. A perpetual easement of 5 feet is hereby granted to municipal corporations and public utility corporations. All telephone and electric lines are to be in the rear of each of said dwelling houses, except when such construction is impossible. Water lines and gas lines may be laid in the streets adjacent to said lots.
6. No trailer, basement, tent or garage shall at any time be used as a dwelling, and no dwelling of a temporary nature is permitted.
7. No obnoxious or offensive trade which is or might become a nuisance to the residents of said addition shall be permitted.
8. No lot or part of lot shall be used as a dumping ground for rubbish nor shall the owner of any lot permit weeds to grow. Trash or garbage shall be kept in a closed container at the rear of all lots until disposed of.
9. No poultry or animals of any kind shall be raised or kept on any lot, except dogs or cats used as household pets, and they are not to be kept or maintained for breeding purposes, or for commercial use.
10. No commercial signs of any kind shall be erected on any lot, except temporary signs of builders or material companies.

Entered in Numerical Index and Recorded in the Recorder's Office in Sarpy County, Nebraska
day of _____ 19__ at _____ St., Kearney Bldg., County Clerk

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11. No lots to be purchased or held for speculation purposes. The owner of each lot shall, within two years of the purchase of same erect a dwelling thereon, conforming to the dimensions hereinbefore set forth.

12. After construction commences on any dwelling, outside framing must be completed within six months.

13. Each and every provision herein shall bind and inure to the benefit of the undersigned, their successors and assigns, heirs or legal representatives.

Any violations of these covenants or the zoning restrictions now in force shall be punishable under the zoning restrictions now of record. These covenants are to enlarge upon the zoning restrictions and no part of same shall be in conflict with the zoning restrictions now of record in Sarpy County, Nebraska, and covering this property.

Hugo M. Schnack

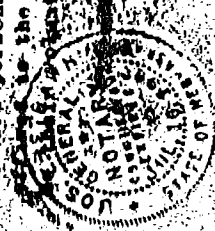
Minnie Schnack

State of Nebraska,)
County of Sarpy.) (ss.

On this 3rd day of April, A. D. 1959, before me, a Notary Public in and for said County, personally came the above Hugo M. Schnack and Minnie Schnack, husband and wife.

who are personally known to me to be the identical persons whose names are subscribed to the above instrument and they acknowledged the instrument to me in my notary act and deed.

Witness my hand and Notarial Seal the date aforesaid:



Hugo M. Schnack
Notary Public

My commission expires July 16, 1962.

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