

79-383
384
385
386

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

The undersigned being the sole owners of the property hereinafter described in order to establish a uniform plan for development do hereby create, adopt, and establish the following restrictions upon the following described properties:

Lots 1, 3, 4, 7 and 8 and the North 600 feet of Lots 5 and 6, in Georgetown a subdivision in Douglas County, Nebraska surveyed, platted, and recorded.

1. No structure of a temporary character, trailer, basement, tent shack, garage, foreign or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

2. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

3. The title holder of each lot, vacant or improved, shall keep such lot or lots free of weeds and debris.

4. No obnoxious or offensive activities shall be carried on upon any lot or shall anything be done thereof which may be or become an annoyance or a nuisance to the neighborhood.

5. Dwellings constructed in another addition or additions or location shall not be moved to any lot within this addition.

6. All telephone and electrical service lines shall be installed underground.

7. All vehicular traffic from Lots 1, 3, 7 and 8 shall be by way of 140th Street, 141 Street and Arbor Street onto 144th Street or West Center Road and not through Lots 4, 5 or 6 to the areas adjoining on the east and north of Georgetown subdivision.

8. Lot 4 and the North 600 feet of Lot 5 and the North 600 feet of Lot 6 shall be used solely for residential purposes. No buildings shall be erected, altered, placed, or permitted to remain on the lots described in this paragraph except single family dwellings not to exceed two and one-half (2 1/2) stories in height together with private garages for such dwellings. Such dwellings shall be located and placed upon such lots with such set-back requirements, side-yard requirements, and rear-yard requirements as are required or permitted under the following zoning and in regard to such lots:

(a) Lot 4--residential fifth district of the zoning ordinances of the City of Omaha as now composed.

(b) The North 600 feet of Lot 5 and the North 600 feet of Lot 6--residential fourth district as such zoning laws are presently composed of the City of Omaha.

Together with the planned-unit development cluster plan as permitted under the existing zoning laws of the City of Omaha.

9. The minimum square footage of dwellings located on Lot 4 and the North 600 feet of Lots 5 and 6 shall be as follows:

(a) As to Lot 4--the ground floor area of the main structure, exclusive of open porches and garages, shall be not more than 1100 square feet for a one-story dwelling nor less than 800 square feet for a dwelling of more than one level.

(b) As to North 600 feet of Lots 5 and 6--the ground floor area of the main structure, exclusive of open porches and garages, shall be not more than 1200 square feet of a one-story dwelling nor less than 800 square feet for a dwelling of more than one level.

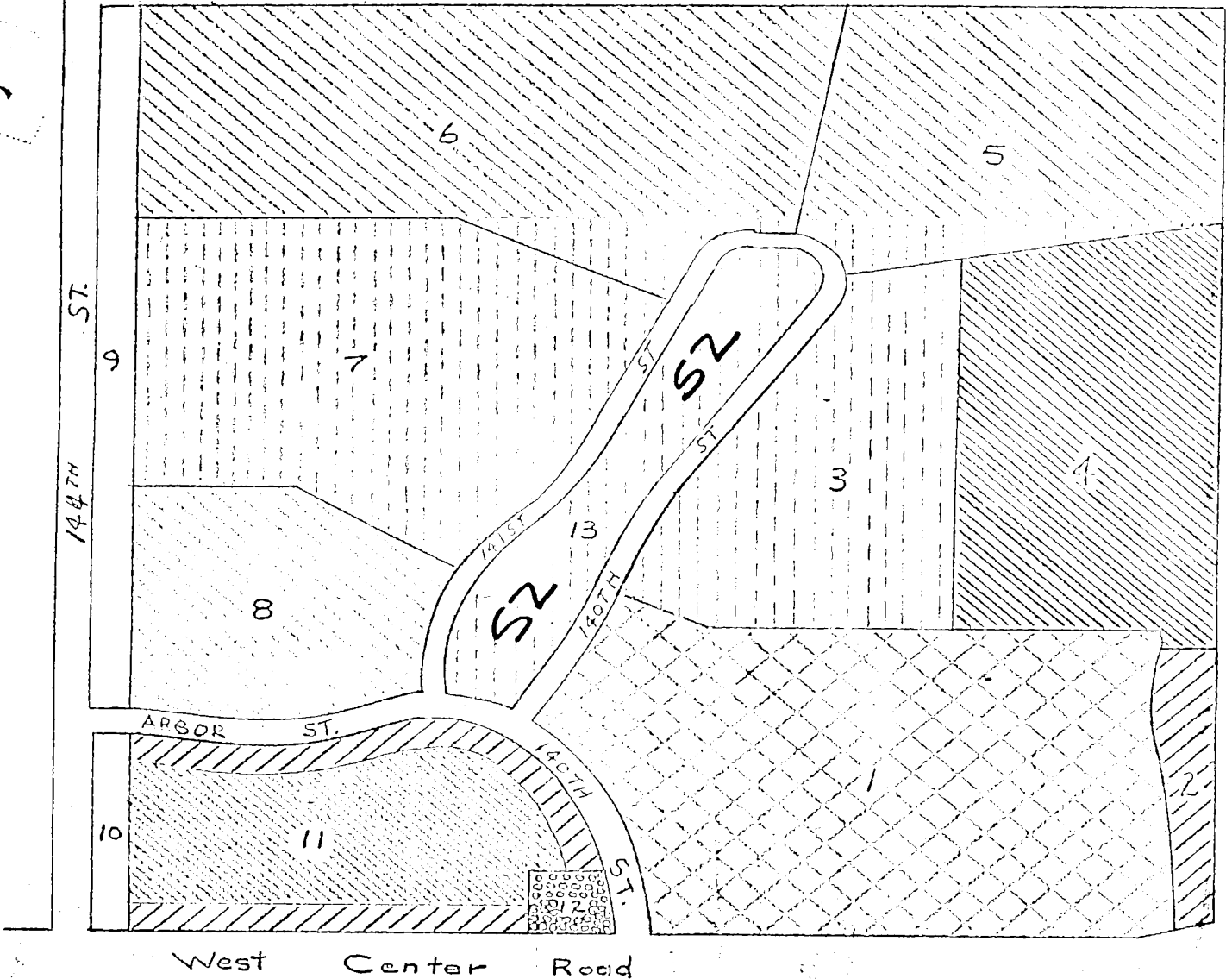
10. Lot 8 shall be used for such uses as are permitted under residential ninth district zoning as it presently exists under these zoning laws of the City of Omaha provided, however, that it is expressly provided herein that such lot shall not be used for any structure of any type or nature whatsoever in excess of three stories in height.

11. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1995 at which time said covenants shall then be automatically extended for successive periods of ten years unless by vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

12. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1995 it shall be lawful for any other person or persons owning any other lots in said development or sub-division or adjoining

APPLICANT: Regis Investment Company, Request to REZONE from S2 to R4, R5, R7, R8, R9, C4, C5 & P1, August 1971. AREA TO BE REZONED IS SHADED.

GEORGETOWNE



- | | | |
|----|----|--------------|
| R4 | R8 | P1 |
| R5 | R9 | C4 |
| R7 | C5 | To Remain S2 |

PREPARED BY THE CITY PLANNING DEPARTMENT, OMAHA, NEBRASKA

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 2 DAY OF November 71 AT 12:05 P.M. C. HAROLD ØSTLER, REGISTER OF DEEDS 16-75

15.

©