

PROTECTIVE COVENANTS

The undersigned, GENERAL CONTRACTORS, INC., a Corporation, of Papillion, Nebraska, being the owner of Lots Thirty-Two (32) to Eighty-four (84) inclusive, of Green Acres Addition, in the City of Papillion, Sarpy County, Nebraska, as surveyed, platted and recorded, does hereby promulgate and publish the following restrictive covenants for the purposes of governing the use and occupancy of all of said lots, to-wit:

1. All lots shall be used for single family dwellings only.
2. No lot shall be used except for residential purposes.

No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.

3. In any case, no dwelling shall be permitted on any lot described herein, having a ground floor square foot area of less than 900 square feet in the case of a one-story structure, nor less than 750 square feet in the case of a one and one-half story structure, all exclusive of porches and garages. In the case of a two-story structure, the combined total area must not be less than 1400 square feet on the first and second floors, all exclusive of porches and garages.

4. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company, 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 5 foot strip of land adjoining the rear and side boundary lines of said lots in said Addition; said license being granted for the use and benefit of all

FILED FOR RECORD IN SARPY COUNTY NEBR. Feb 27 1963 AT 2 O'CLOCK P.M. 6:22

AND RECORDED IN BOOK 21 OF PAGE 302 REGISTER OF DEEDS