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REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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RESTRICTIVE COVENANT

Faithful Shepherd Presbyterian Church, a Nebraska nonprofit corporation, being the owner of Lot 12, Hidden Ridge Addition, an addition in Douglas County, Nebraska (hereinafter "Lot 12"), for the purpose of maintaining fair and adequate property values of the adjoining property, namely Lots 10 and 11, Hidden Ridge Addition, an addition in Douglas County, Nebraska, and Lots 26 through 32, Leawood Southwest, an addition in Douglas County, Nebraska, in consideration of the consent of the owners of said adjoining property for Faithful Shepherd Presbyterian Church to construct its building as approved by the Planning Department of the City of Omaha, covenants as follows:

1. The grade of the property line on the north 225 feet of the west line of Lot 12, and the entire north line of Lot 12, will not be raised or lowered from the grade existing as of the date of signing this Restrictive Covenant.

2. The owner of Lot 12 will plant and maintain deciduous and evergreen trees of a diameter not less than 2 inches to effect a green buffer along the north 225 feet of the west line of Lot 12 and the entire north line of Lot 12. In the event any of the trees planted within such green buffer area die or deteriorate to a condition requiring their removal, then the owner of Lot 12 shall remove and replace such trees with trees of comparable kind and size.

3. No permanent structure will be erected on Lot 12 within 45 feet of the west line of Lot 12 and within 49 feet of the north line of Lot 12.

4. In the event the owner of Lot 12 should violate any of the terms of this Restrictive Covenant, then either one or more of the owners of Lots 10 and 11, Hidden Ridge, a subdivision in Douglas County, Nebraska, and Lots 26 through 32, Leawood Southwest, a subdivision in Douglas County, Nebraska, shall have the right to bring an appropriate action to enforce the provisions of this Restrictive Covenant, including, but not limited to, injunctive relief and damages. The provisions of this Restrictive

Return to: Bob Pettigrew
220 N. 109th St.
Omaha, NE
68154

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Covenant cannot be amended without the prior written consent of all of the owners of Lot 12 and Lots 10 and 11, Hidden Ridge, a subdivision in Douglas County, Nebraska, and Lots 26 through 32, Leawood Southwest, a subdivision in Douglas County, Nebraska.

The undersigned hereby represents and warrants that is the owner of Lot 12, Hidden Ridge Addition, a subdivision in Douglas County, Nebraska, and that it has the right and authority to make the provisions set forth in this Restrictive Covenant. This Restrictive Covenant constitutes a covenant running with the land, and is binding upon all successive future owners of Lot 12 and their respective employees, representatives and assigns. The provisions of this Restrictive Covenant run to the benefit of the owners of Lots 10 and 11, Hidden Ridge, a subdivision in Douglas County, Nebraska, and Lots 26 through 32, Leawood Southwest, a subdivision in Douglas County, Nebraska, and to their respective successors, grantees, representatives and assigns.

This Restrictive Covenant constitutes a covenant running with the land, and all successive future owners shall be bound by the same.

Executed at Omaha, Nebraska, this 13th day of April, 1995.

FAITHFUL SHEPHERD PRESBYTERIAN CHURCH

BY: Mason J. Lord
Title: Clark of Session

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on the 13th day of April, 1995.



Lora L. Schneider
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS