

PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS  
AND EASEMENTS FOR LAKE FOREST, A SUBDIVISION  
IN DOUGLAS COUNTY, NEBRASKA

DONALD F. DAY and PATRICIA K. DAY, husband and wife, herein after sometimes called "the Days", and KENDALL K. KNOTT and JENNY L. KNOTT, husband and wife, EWEL J. KARNES and BARBARA KARNES, husband and wife, and AKSEL A. BENDTSEN and EVELYN R. BENDTSEN, husband and wife, hereby adopt and impose upon each and all of the lots in Lake Forest, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded, the following covenants, conditions, restrictions and easements for the purpose of controlling, governing and regulating the ownership, encumbrance, use and occupancy of said lots:

1. Except as provided in paragraph 2 hereof, said lots shall be used only for single-family residential purposes, and no structure shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling not to exceed two and one-half stories in height, a private garage, attached breezeways and other outbuildings incidental to residential use. The term "lot", as used herein, shall mean a lot as now platted in said subdivision or an ownership of parts of two adjoining lots, the total width of which at the front lot line shall not be less than the width at the front lot line of either of the lots comprising a part of such ownership, or all of one lot as now platted in said subdivision and part or parts of one or more adjoining lots.
2. The Days reserve the right to sell, convey or dedicate any portion or portions of said real estate for any church, school, park or other public purposes, and any portions of said real estate thus sold, conveyed or dedicated for such purposes shall not be subject to or governed by the provisions contained in paragraph 1 and 3 hereof.
3. No single-family dwelling shall be erected or placed on any lot which has an area of less than fourteen thousand (14,000) square feet. No such dwelling shall be located on any lot nearer than forty (40) feet to the front line of such lot nor shall any such dwelling except a detached garage, be located nearer than fifteen (15) feet to any side line of any lot. On corner lots used for single-family dwellings, regardless of which way the dwelling faces, one street-side yard shall comply with the above front yard requirements, and the other street-side yard shall be not less than one-half of the applicable front yard requirement. For the purposes of this paragraph, eaves, steps and open porches shall not be considered as a part of a dwelling, provided however, that this shall not be construed to permit any portion of a dwelling to encroach upon another lot. In the event that the Board of Appeals permits a lesser lot area, front or side yard for any lot, then the above restrictions as to such lot shall be automatically superseded by the action of said Board of Appeals.
4. The ground floor enclosed area of any single-family dwelling exclusive of open porches, open breezeways, basements and garages, shall not be less than sixteen hundred (1,600) square feet for a one-story dwelling, nor less than twelve hundred fifty (1,250) square feet for a one and one-half or two-story dwelling.
5. No structure of any kind shall be commenced, erected, placed

of altered on any lot unless and until the plans and specifications therefor and a plot plan showing location and elevations of such structure have been submitted to and received prior written approval of Donald E. Day as to conformity and harmony of design, location and grades with then existing structures on other lots in said subdivisions. The provisions of this paragraph shall be in effect from the date hereof until Donald E. Day or his heirs, executors, administrators or assigns shall file in the office of the Register of Deeds of Douglas County, Nebraska a written release of said provisions. The term "structure" as used herein refers to and includes anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground. Failure of Donald E. Day to approve or disapprove such plans, specifications and plot plan for any lot within thirty (30) days after submission thereof to him shall operate to release such lot from the provisions of this paragraph.

6. The exposed foundation of any dwelling above finished grade shall be constructed of or faced with brick, brick veneer, stone or stone veneer.

7. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District and Northwestern Bell Telephone Company, and their respective successors and assigns, to place, install, erect, operate, maintain, repair, replace and renew underground cables and conduits or poles with necessary supports, sustaining wires, cross-arms, guys and anchors and other instrumentalities, and in connection therewith to extend wires for the carrying and transmission of electric current for light, heat and power and for telephone, telegraph and message service over, under, through and upon a five (5) foot strip of land adjoining the rear and side boundary lines of all lots in said subdivision. Said license being granted for the use and benefit of all present and future owners of lots in said subdivision; provided, however, that said sideline easement is granted upon the condition that if both of said companies fail to install cables, conduits or poles along such side lot line within thirty-six (36) months after the date hereof, or if any such installation is made but is thereafter removed, without replacement within sixty (60) days after such removal, then said easement shall automatically terminate and become void with respect to such side lot line.

8. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

9. No trailer, basement, excavation, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence. Buildings constructed in another addition or location shall not be moved to any lot within this subdivision. 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 they are not kept, bred or maintained for any commercial purpose. No fence shall be erected or permitted to remain on any lot in front of the minimum building setback line applicable thereto.

10. No lot shall be used or maintained as a dumping ground or place for rubbish, trash, garbage or other waste. All incinerators, containers and equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

11. Public concrete sidewalks, four feet wide and four inches thick, shall be installed by the then owner in front of each improved lot and on the side street of each improved corner lot. All sidewalks shall be located and constructed in accordance with all applicable laws, ordinances, regulations and requirements of any governmental authority having jurisdiction thereof.

12. The provisions herein contained shall be binding upon, inure to the benefit of and apply to the undersigned, their respective heirs, executors, administrators, successors and assigns, and their grantees, both immediate and remote, and shall run with the land for the benefit of and as a burden upon all subsequent owners of each of said lots in Lake Forest, until January 1, 1985, at which time said provisions shall be automatically extended for successive periods of ten (10) years, unless by a vote of a majority of the then owners of said lots it is agreed to change said covenants in whole or in part. All deeds of conveyance by the undersigned, their respective heirs, executors, administrators, successors and assigns, or their grantees, whether immediate or remote, shall be executed and delivered subject to the provisions hereof. Any violation of threatened or attempted violation of any provision hereof by the present or future owner or user of any lot shall confer upon and vest in any other owner or owners of any lot the right and cause of action to bring and prosecute any and all suits, actions and proceedings at law or in equity to prevent or restrain such violation, to recover damages therefor, and to have such other relief and remedies as law or equity may allow.

13. The provisions herein contained are in pursuance of a general plan of improvement and development; each provision is several and separable and invalidation of any such provision shall not affect the validity of any other provision. Donald F. Day reserves and shall have the exclusive right to modify or waive these covenants, in whole or in part, as to any lot or lots in cases where, in his discretion, he deems it necessary or advisable because of special circumstances, or to prevent hardship, or for any other reason considered sufficient by him.

14. All rights, powers and privileges herein reserved by or vested in the Days or either of them shall in all respects inure and apply to their respective heirs, executors, administrators and assigns.

15. Nothing herein contained shall in any way be construed as imposing upon the undersigned any liability, obligation or requirement for the enforcement of this instrument or any of its provisions.

IN WITNESS WHEREOF, the undersigned, being the owners of all or said lots, have caused these presents to be duly executed this 30<sup>th</sup> day of May, 1965.

*Donald F. Day*  
Donald Day

*Patricia K. Day*  
Patricia K. Day

*Kendall K. Knott*  
Kendall K. Knott

*Jenny L. Knott*  
Jenny L. Knott

Ewel J. Karnes  
 Ewel J. Karnes

Barbara Karnes  
 Barbara Karnes

Aksel A. Bendtsen  
 Aksel A. Bendtsen

Evelyn R. Bendtsen  
 Evelyn R. Bendtsen

STATE OF NEBRASKA )  
 ) SS.  
 COUNTY OF DOUGLAS )

On this 30 day of May, 1965, before me, the undersigned, a Notary Public duly commissioned and qualified for in said County, personally came DONALD F. DAY and PATRICIA K. DAY, husband and wife, KENDALL K. KNOTT and JENNY L. KNOTT, husband and wife, EWEL J. KARNES and BARBARA KARNES, husband and wife, and AKSEL A. BENDTSEN and EVELYN R. BENDTSEN, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

*Aksel A. Bendtsen*  
 Notary Public

My Commission Expires: June 29, 1968

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