

19-104

LAWRE ADDITION NO. 1
LAWRE, INC.

To
WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned is the record owner of Lots 1 through 34 of Lawre Addition No. 1 to the City of Bellevue, Sarpy County, Nebraska.

NOW THEREFORE THE FOLLOWING RESTRICTIONS AND PROTECTIVE COVENANTS ARE HEREBY PLACED ON SAID LOTS,

TO WIT:

1. 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 and one half stories in height and a private garage for not more than two cars.

2. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet.

3. No building shall be located on any lot nearer than 35 feet to the front lot line, or nearer than 15 feet to any side street line, except that on lots 28 and 29 no building shall be located nearer than 25 feet to the street property line. No building shall be located nearer than 5 feet to an interior lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

4. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 6500 square feet.

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

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

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Entered by Numerical Index and Recorded in the Register of Deeds office in Sarpy County, Nebraska
18 day July 1955 at St. Paul, Mo. Geo. F. Nicholson, County Clerk 16220