

Julie



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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:

MI-16223
60-22130

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
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