

KNOW ALL MEN BY THESE PRESENTS:

That T. H. MAENNER CO., a corporation organized and existing under the laws of the State of Nebraska, the sole fee simple owner of all of the following described real estate, to-wit:

The West Half ($\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) except the North 200 feet of the east 170 feet and except the following described tract:

Beginning at the Southeast corner of the said West Half, thence north along the east line of the said West Half 750 feet, thence North 89 degrees, 50 minutes west a distance of 350 feet, thence South 34 degrees 50 minutes west for a distance of 70.2 feet, thence due south a distance of 693 feet to the South line of the said West half, thence South 89 degrees 52 minutes, 30 seconds East along the said south line for a distance of 400 feet to the point of beginning.

and, that part of the East Half of the Northwest Quarter ($NE\frac{1}{4}$) lying east of Cole Creek, all in Section 14, Township 15 N, Range 12 E of the 6th P.M., Douglas County, Nebraska,

part of which has been platted as certain lots and blocks of Maenner Hillside Addition, and the remainder of which will be platted and dedicated as the remainder of Maenner Hillside Addition, does hereby make, publish and declare the following provisions and conditions on all of said real estate, it being the intention of the said T. H. Maenner Co. to bind all of the said real estate, both the presently platted lots and blocks and those yet to be platted, in Maenner Hillside Addition, as follows, to-wit:

For the 25-year period following the date of this instrument:

(1) No trailer, tent, shack, or barn shall be moved in or erected upon the premises; and no basement, cellar, or garage when erected thereon shall be used as a residence, either temporary or permanent. Any garage or other outbuilding erected on said premises shall conform with the general architecture of existing improvements.

(2) No fences shall be constructed except those that conform with the following conditions: (a) Fences to the rear of the front line of the house shall not be of greater height than 4 $\frac{1}{2}$ feet, and must be of uniform construction and architecture; (b) Fences forward of the front line of the house shall not be of greater height than 2 $\frac{1}{2}$ feet, and shall not extend beyond the front lot line, and must be of uniform construction and architecture.

(3) Third residential lots shall be improved by dwellings having a minimum living area, exclusive of garage or basement space, of 1150 square feet, if a one story, and 850 square feet if 2 stories.

License is granted hereby to the Northwestern Bell Telephone Company and the Omaha Public Power District, jointly, their successors, lessees 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 carrying and transmission of electric current for lights, heat and power, and for all telephone, telegraph and message purposes, along the rear and side boundary lines of said lots for the use and benefit of the owners and occupants of each block.

The provisions of these covenants shall be separable, and in the event that any of the covenants herein contained shall be declared void or unenforceable the remaining covenants remain in full force and effect.

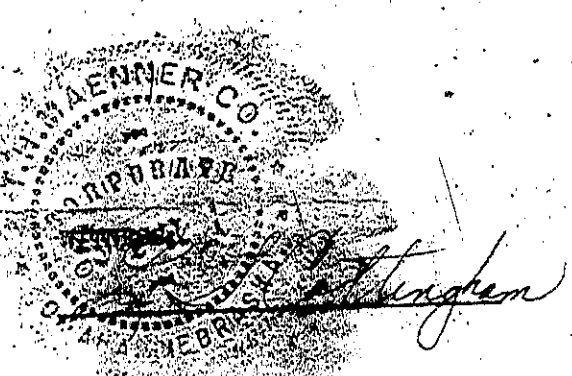
This instrument shall be included in all abstracts covering the above lots and said provisions and conditions shall run with the land and be binding on each and every owner thereof, their heirs, successors, or assigns for a period of twenty-five (25) years from this date.

DATED at Omaha, Nebraska, this 19th day of August, 1955.

T. H. MAENNER CO.

By J. H. Maenner
President

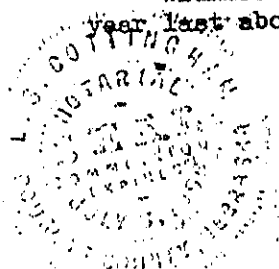
Attest: Carlora C. Crossin
Assistant Secretary



STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

On this 19th day of August, 1955, before me, the undersigned, a Notary Public in and for said County, personally came T.H. MAENNER, President of T.H. MAENNER CO., to me known to be the President and the identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer, and the voluntary act and deed of T. H. MAENNER CO., a corporation organized and existing under and by virtue of the laws of the State of Nebraska, and that the Corporate Seal of T.H. MAENNER CO. was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.



J. H. Maenner
Notary Public within and for
Douglas County, Nebraska.

My commission expires _____

11. 31 Aug 55. 9:57 A. 19.75