

COVENANTS

TO WHOM IT MAY CONCERN:

The undersigned, Julin-Larsen-Nielsen Co., a partnership, being the owners of Lots One (1) through Eleven (11), both inclusive, Lot Thirteen (13), and the North Half of Lot Twenty (20) in Orchard Heights Third Addition, as surveyed, platted, and recorded, Douglas County, Nebraska; and Robert A. Nielsen and Joan F. Nielsen, husband and wife, owners of Lot Twelve (12) in Orchard Heights Third Addition, as surveyed, platted, and recorded, Douglas County, Nebraska, do hereby declare, state, and publish that all of the above described lots shall be owned, conveyed, and used under and subject to the following covenants, conditions, restrictions, and easements, namely:

1st: All lots hereinbefore described shall be used as single family dwelling lots. Not more than one structure shall be built on any one of said lots, provided, however, that this shall not prevent the use of a greater area than one lot as a single building site.

2nd: No basement homes, trailers, nor any temporary structure shall be used as a residence. No homes shall be occupied until fully completed. There shall be no pre-fabricated houses of any nature erected upon any of the above described property, nor shall any detached garages be erected upon any of the above described property.

3rd: On lots zoned as 3rd Residential, any dwelling shall contain at least 1100 square feet of floor space exclusive of garage and basement, if a one-story or split level house. On lots zoned as 2nd Residential, any dwelling shall contain at least 1300 square feet of floor space exclusive of garage and basement, if a one-story or split level house. Any two-story dwelling shall contain at least 800 square feet on the first floor exclusive of garage and basement. Each dwelling shall have an attached garage of at least two-car capacity.

4th: All excess dirt from excavations shall be hauled from the lot where excavation has been made and shall be placed where needed on other lots in Orchard Heights Third Addition, under the direction of Julin-Larsen-Nielsen Co., or its successors.

5th: No dwelling shall be erected on any of the above described lots without prior approval of Julin-Larsen-Nielsen Co. or its successors of the building and construction plans.

6th: No building or appurtenance shall be erected on any of the

above described lots within 40 feet of the street line bordering such lots, nor within 10 feet of the side lot lines.

7th: A five-foot easement across and along the rear and side boundary lines of each of the above described lots is hereby reserved for construction, maintenance, operation, and repair of sewer, gas, water, electric, and telephone facilities.

8th: Animals shall be limited to household pets.

9th: The respective owners of all lots hereinbefore described shall be responsible for keeping their own lots well tended and free from overgrown weeds.

10th: Each of the provisions hereof is several and separate, and invalidation of any such provision shall not affect any other of the provisions hereof.

11th: The provisions hereof shall bind and inure to the benefit of the undersigned, their heirs and assigns, and to their grantees, both immediate and remote, and their heirs, devisees, personal representatives, successors, assigns, and grantees, and shall run with the land for the benefit of and imposed upon all subsequent owners of each of the lots hereinbefore described, and shall continue in force for a period of twenty years from date hereof.

12th: Nothing contained in this instrument shall in any way be construed as imposing on Julin-Larsen-Nielsen Co. any liability, obligation, or requirement for its enforcement.

Dated this 15 day of November, 1961.

JULIN-LARSEN-NIELSEN CO.
A Partnership

By Robert A. Nielsen
Robert A. Nielsen
Joan F. Nielsen

State of Nebraska)
County of Douglas) ss

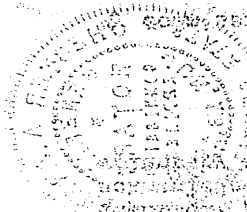
On this 15 day of November, 1961, before me, a Notary Public in and for said County, personally appeared Robert A. Nielsen, one of the partners composing the partnership of Julin-Larsen-Nielsen Co., and Robert A. Nielsen and Joan F. Nielsen, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the above instrument, and they acknowledged said instrument to be their voluntary act and deed and the voluntary act and deed of Julin-Larsen-Nielsen Co.

WITNESS my hand and Notarial Seal the date last aforesaid.

My commission expires 6-16-66

Notary Public
Notary Public

BOOK 378 PAGE 334



BOOK 378 PAGE 335

...of the ...

Name of ...

...

...

RECEIVED

1962 MAR 29 PM 12 10

THOMAS J. O'CONNOR, REGISTER OF DEEDS, DOUGLAS COUNTY, NEBR.

STATE OF NEBRASKA, Douglas County, Entered in Numerical Index and filed for Record in the office of the Register of Deeds of said County and received in Book 378 of ...

Handwritten signature: Thomas J. O'Connor, Register of Deeds

Handwritten signature: Deputy

Handwritten signature: 1522 Park...

= 73-345