

37-451

RESTRICTIVE COVENANTS

The undersigned hereby declare that the following covenants are to run with the land and shall be binding upon all present and future owners of all or any part of the following described real

estate: Lots 25 to 46, both inclusive, Lots 59 and 60, Lot 82, and Lots 87 to 91, both inclusive, in Sarpy Heights, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska

The undersigned, being the owners of all the above lots in Sarpy Heights, a subdivision in Sarpy County, Nebraska, and desirous of placing proper restrictions on said lots in said subdivision and, therefore, the following restrictions are hereby placed upon all Sarpy Heights, a subdivision, for a period of twenty-five years from the date hereof, and said lots shall be conveyed and used and be subject to the following covenants, conditions and restrictions:

1. All lots with residential zoning within said subdivision shall be used for residential purposes and there can be constructed thereon only one, single family dwelling, together with a private garage and a private dog kennel for not more than three (3) dogs.
2. Any subdivision of any lot shall leave no tract of land of less than 40,000 square feet and any subdivision line shall thereafter be considered a lot line for purposes of these covenants.
3. The minimum set back line for the dwelling excluding steps and open porches shall be as follows:
 - a. Front 50 feet
 - b. Sides 25 feet
 - c. Rear 50 feet

4. The garage, if detached, and kennel shall be located so that they are not closer than 15 feet to the rear

FILED FOR RECORD IN SARPY COUNTY NEBR. *Oct. 24 1966* AT *11:06* CLOCK *A.M.* 25
AND RECORDED IN BOOK *37* OF *Rec.* PAGE *451* *Wichita* REGISTER OF DEEDS

1964 X