

RESTRICTIVE COVENANTS

The following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate perpetually: Lots 1 and 2 and 10 through 28 of Spoonhour Acres, a subdivision of part of the Northeast Quarter of the Northeast Quarter, Section 4, Township 16 North, Range 8 East, Saunders County, Nebraska.

If the present or future owners of any of said lots, or their grantees, heirs, or assigns, shall violate or attempt to violate any of these Covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these Covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect. The undersigned reserves the exclusive right to modify or waive these Covenants as to any lot or lots in cases where the undersigned deems it necessary or advisable in unusual circumstances or to prevent hardship.

A. Said lots shall be used only for single-family residential purposes, and any residences located thereon must be of a size minimum of 1,300 square feet.

B. All outbuildings must be approved by grantor or his successor as developer herein.

C. None of the lots shall be sub-divided.

D. No mobile homes shall be allowed on any of the lots nor any dog kennels or undrivable cars or trucks.

E. No more than one pony shall be allowed on a lot.

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

IN WITNESS WHEREOF, the undersigned, being the owners of all of said real estate, have caused these Restrictive Covenants to be duly executed on the 18 day of June, 1973.

Edward J. Gentrup
(Edward J. Gentrup)

Dorothy K. Gentrup
(Dorothy K. Gentrup)

STATE OF NEBRASKA)
COUNTY OF Saunders) ss.

On the day and year last above written before me, the undersigned, a Notary Public, personally came Edward J. Gentrup and Dorothy K. Gentrup, husband and wife, personally known to be the owners of the above-described real estate, and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal at RR 2 Fremont, Nebraska, the day and year last above written.

James C. Souther
Notary Public

513

119	119	119	119	119	119	119	119	119	119
119	119	119	119	119	119	119	119	119	119
119	119	119	119	119	119	119	119	119	119
119	119	119	119	119	119	119	119	119	119
119	119	119	119	119	119	119	119	119	119
119	119	119	119	119	119	119	119	119	119
119	119	119	119	119	119	119	119	119	119
119	119	119	119	119	119	119	119	119	119
119	119	119	119	119	119	119	119	119	119
119	119	119	119	119	119	119	119	119	119

STATE OF NEBRASKA }
 SANDERS COUNTY } SS.
 Entered in numerical index and filed for
 record in the register of deeds office of
 said county on the 13th day of July 1900
 at 10:30 A. M. and
 recorded in book 119 of MISCL
 page 119
 By *H. J. Sanders*
 Register of Deeds
 Deputy

6 20 1900
Jew

MISCELLANEOUS RECORD # 8

513

119