

PROTECTIVE COVENANTS

FOR LOTS 2, 3, 4, 5, 6, 7, 8, and 9, all in Sunshine View 3rd. Addition, a sub-division in Douglas County, Nebraska, as surveyed, platted and recorded.

No trailer, tent, shack, garage or barn erected on any lot shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character such as a basement house be used as a residence.

No building or any part or projection thereof except the cornice of the roof and an open porch thereon or a terrace, shall at any time be erected or located on any of the above described lots within 35 feet of Madison street.

The ground floor area of the main structure of any single or multiple family dwelling erected or located on above described property exclusive of one story open porches and garages shall not be less than 1000 square feet, any portion of the house and garage facing Madison street shall be of brick or stone or some combination thereof.

The above protective covenants are to run with the land and shall be binding on all the parties hereto and all future owners of said lots until January 1st, 1959. The protective covenants and building restrictions on other lots in Sunshine View 3rd. Addition and on lots in other nearby Sub-Divisions are not required to be the same as on the above described property.

An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

The invalidation of any of these covenants by court order shall in no wise affect any of the provisions which shall remain in full force and effect.

In WITNESS WHEREOF, We have hereunto set our hands and seal this 2nd day of January, 1958.

*Hugh H. Harper*  
*Ruth F. Harper*

State of Nebraska ) ss  
County of Douglas )

On this 2nd. day of January, 1958, before me a Notary Public in and for said County, personally came the above named Hugh H. Harper and Ruth F. Harper, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the above protective covenants and acknowledged said instrument to be their voluntary act and deed.

*William H. Harper*

My commission expires on the 25th day of October, 1960.



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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA - 4 00  
19 MAY 1958 AT 11:17 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.