

PROTECTIVE COVENANTS.

THESE COVENANTS are to run with the land and shall be binding on all Parties and all persons claiming under them until June 1, 1974, at which time said Covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the Lots it is agreed to change said Covenants in whole or in part.

If the Parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the Covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision 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 wise affect any of the other provisions which shall remain in full force and effect:

A. All Lots in the tract shall be known and described as residential Lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one (1) detached single-family dwelling not to exceed two (2) stories in height and a private garage for not more than two (2) cars.

B. No building shall be erected nearer to the front Lot line than forty (40) feet, nor nearer to the side street lines than permitted by the City of Omaha, Douglas County, Nebraska, on

Lots One (1) to Four (4), both inclusive, Block Five (5);  
 Lots One (1) to Thirteen (13), both inclusive, Block Four (4);  
 Lots One (1) to Twenty-Seven (27), both inclusive, Block Three (3); and  
 Lots Seventeen (17) to Thirty (30), both inclusive, Block Two (2), ALL  
 in Town and Country Place, an Addition to the City of Omaha, Douglas  
 County, Nebraska.

No building, except a detached garage or other outbuildings located forty-five (45) feet, or more, from the front Lot line shall be located nearer than five (5) feet to any side Lot line.

C. No building shall be erected nearer to the front Lot line than thirty-five (35) feet, nor nearer to the side street line than permitted by the City of Omaha, Douglas County, Nebraska, on

Lots One (1) to Sixteen (16), both inclusive, Block Two (2); and  
 Lots One (1) to Thirty-Five (35), both inclusive, Block One (1),  
 ALL in Town and Country Place, an Addition to the City of Omaha,  
 Douglas County, Nebraska.

No building, except a detached garage or other outbuildings located forty (40) feet, or more, from the front Lot line shall be located nearer than five (5) feet to any side Lot line.

D. No residential structure shall be erected or placed on any building plot, which plot has an area of less than six thousand six hundred (6,600) square feet, or a width of less than fifty (50) feet at the front building set-back line.

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

F. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

G. The ground area of the main structure, exclusive of one (1) story open porches and garages, shall be not less than seven hundred twenty (720) square feet in the case of a one (1) story structure and six hundred fifty (650) square feet in the case of a one and one-half (1½) or two (2) story structure.

H. An easement is reserved over the rear five (5) feet of each Lot, and over two (2) feet adjoining each side Lot line, for utility installations and maintenance.



APPROVED AND SIGNED this 12 day of July, A.D., 1954, as to the property with the following descriptions: Lots One (1) to Eleven (11), both inclusive, and Lots Seventeen (17) to Thirty-Five (35), both inclusive, all in Block One (1); Lots One (1) to Thirty (30), both inclusive, Block Two (2); Lots One (1) to Twenty-Seven (27), both inclusive, Block Three (3); Lots One (1) to Thirteen (13), both inclusive, Block Four (4); and Lots One (1) to Four (4), both inclusive, Block Five (5), All in Town and Country Place, an Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska.



TOWN AND COUNTRY LANDS, INC.

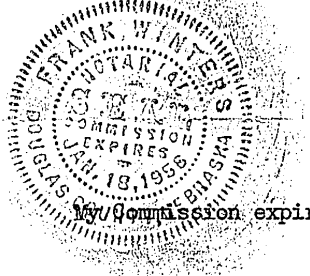
By W. B. Hargleroad III  
President.

ATTEST: Winifred Adams  
Secretary.

STATE OF NEBRASKA, )  
                                  ) SS.  
County of Douglas, )

On this 12 day of July, A.D., 1954, before me, the undersigned, a Notary Public in and for said County, personally came the above named W. B. HARGLEROAD, III, President, and WINIFRED ADAMS, Secretary of TOWN AND COUNTRY LANDS, INC., who are personally known to me to be the identical persons whose names are affixed to the above Protective Covenants as President and Secretary of said Corporation, and they acknowledged said instrument to be their voluntary act and deed, and the voluntary act and deed of said corporation.

WITNESS my hand and Official Seal the date last aforesaid.



Frank Winter  
Notary Public.

My Commission expires Jan 18, 1956.

1088 W

12. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.  
14. DAY July 19.54 AT 3:44 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS. 31.50