

RESTRICTIONSUNDERWOOD PARK, FIRST ADDITION

Lots in Underwood Park, First Addition, the plat of which is recorded in Book 886, Page 38, in the office of the Register of Deeds, Douglas County Court House, Douglas County, Nebraska, are subject to the following restrictions which shall be covenants running with the land from January 1, 1951 until January 1, 1976.

(1) All lots shall be used for residential use with the exception of Lot 151 which is zoned for commercial use.

(2) No lots other than lot 151 shall be subdivided except lots 125 to 132 inclusive, which lots if so subdivided, they shall contain not less than 750 square feet.

(3) Only one single family dwelling may be erected on each lot and no dwelling shall be more than two stories in height. Any dwelling must have at least 672 square feet of ground floor space in the case of a one story structure and 600 square feet of ground floor space in the case of a one and a half or two story structure (exclusive of porches or garage), shall cost not less than \$4,500.00 and shall be built on a solid foundation (not pillars) and shall have wooden, slate or composition shingles on the roof, new standard wood siding or shakes (imitation brick siding cannot be used) and shall be painted with at least two coats of good standard outside house paint, if frame, or may be built of masonry. If cement block construction is used the exterior must be stuccoed.

(4) All dwellings shall be placed at least thirty-five feet back from the front line of any lot (open porches and bay windows excepted) and if a corner lot all buildings shall be at least ten feet back from the side street line and no building other than the dwelling (and garage if attached to the dwelling) shall be closer to the front lot line than the rear building line of any dwelling, provided, however, that the minimum set back shall be 25 feet on lots 22 to 64 and 82 to 132, both inclusive, in accordance with a resolution of the City of Omaha Appeal Board, Case 51-19.

(5) Any detached garage or outbuilding shall comply with the construction requirements for a dwelling except that it shall not be limited as to ground floor area nor need it be on a permanent foundation. No fence shall be constructed closer to the front lot line than the front building line of any dwelling.

(6) Underwood Park First Addition has been zoned as a fourth residential district by the City of Omaha. There shall be no outdoor privies or cesspools.

(7) No building shall be moved onto any lot and no building materials, junk or rubbish shall be left exposed on any lot except during actual building operations and in no event shall any building materials, junk or rubbish be left exposed on any lot for a period of more than six months from the commencement of original building operations.

(8) No trailer, basement, tent, garage, barn or other outbuilding shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

(9) A license is granted to the Northwestern Bell Telephone Company and the Omaha Public Power District, jointly, their successors, leases and assigns, to erect and operate, maintain, repair and renew poles with the necessary supports, sustaining wires, cross arms, guys and anchors, and other instrumentalities, and to extend thereon wires for carrying and

transmission of electric current for lights, heat and power, and for all telephone, telegraph and message purposes for the use and benefit of the owners and occupants thereof along the rear and side boundary lines of lots as necessary.

DE BUSE BROTHERS, INC.

Felix V. DeBuse  
Felix V. DeBuse, President

Delbert M. DeBuse  
Delbert M. DeBuse, Secretary

S. J. CULLINGHAM BUILDING COMPANY

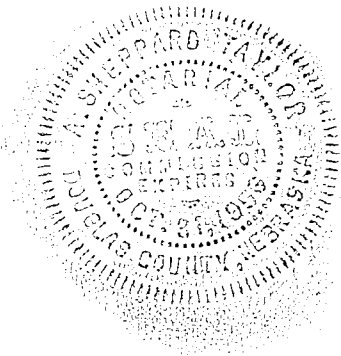
By: Sidney J. Cullingham  
Sidney J. Cullingham

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

ss.

On this 5th day of May, 1951, personally appeared the above Felix V. DeBuse, Delbert M. DeBuse and Sidney J. Cullingham, all personally known to me, and stated that the execution of the foregoing instrument was their voluntary act and deed.

A. Sheppard Taylor  
Notary Public



8.  
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA, 39.70  
7 DAY May 1951 AT 2:16 P. M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.