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**EXHIBIT B  
ADDITIONAL PROTECTIVE COVENANTS**

**WEDGEWOOD MANOR, INC.**, a corporation, hereinafter referred to as "Company", being the owner of the following described real estate in the City of Lincoln, Lancaster County, Nebraska, to-wit:

All of the lots in Wedgewood Manor First Addition, except Lot 4, Block 9.

does hereby create, adopt and establish the following additional restrictions against and upon the above-described real estate.

1. No exterior receiving or transmitting radio or TV antennae or towers shall be constructed, erected, installed or placed, or permitted to be constructed, erected, installed or placed on any of the above-described lots. Company will provide at a connection block inside of each dwelling that may be constructed on the above-described lots, facilities for the reception of TV signals from a master TV underground system leading from a master tower which facilities will provide satisfactory reception from TV channels 5, 6 and 7 from Omaha, Nebraska, and TV channels 10 and 12 from Lincoln, Nebraska, at a cost to the owner of the dwelling of not to exceed \$2.50 per month. Telephone Company shall not be responsible for external interference should Owner install a cable of lesser quality than RG11-U or RG50-U be installed between the television service wire terminal and the television set. The owner of the dwelling will not be obligated to use the master TV

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underground system, but it will be available to him, and if used, will cost not to exceed \$2.50 per month.

2. The Owner and Owners of each lot and lots shall provide suitable and sufficient space in a central location for the placing or mounting of such amplification equipment as may be required by Telephone Company in connection with its television distribution service and suitable and sufficient connections between such amplification equipment and power service wires as may be required by Telephone Company for the operation of such amplification equipment.

3. The herein enumerated covenants shall be deemed as covenants and not as conditions, and shall run with the land and shall bind the several owners, their heirs and assigns until the 1st day of January, 1973, at which time these covenants contained herein shall terminate, and Company and the several owners and their heirs and assigns shall be released from the terms and provisions of these covenants.

4. Except where The Lincoln Telephone and Telegraph Company agrees to other standards as to particular individual facilities, power service entrance facilities installed below ground must be installed at least 30 inches below final grades and must maintain at least three feet lateral separation from any existing telephone or television facilities. Where said power service entrance facilities cross any telephone or television facilities, said power facilities shall be installed in every case below the telephone or television facility, either with a 12 inch minimum separation or enclosed in galvanized

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steel conduit at every point within 3 feet of the telephone or television facility.

In the event that any person shall violate or attempt to violate any of the restrictions, limitations, agreements and covenants herein, it shall be lawful for any other person or persons owning any other real estate in said Wedgewood Manor First Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, agreements or restrictions, and either to prevent him or them from so doing or to recover damages for such violations.

IN WITNESS WHEREOF, Wedgewood Manor, Inc. has caused this instrument to be executed by its President, attested by its Secretary and its Corporate Seal to be affixed hereto on this 4th day of April, 1963.



WEDGEWOOD MANOR, INC.

Attest: Lloyd J. Smith Secretary By [Signature] President

(CORPORATE SEAL)

STATE OF NEBRASKA ) ) SS: COUNTY OF LANCASTER )

On this 4th day of April, 1963, before me,

the undersigned, a Notary Public in and for said County personally came ERVIN E. PETERSON, President, and LLOYD J. MARTI, Secretary of Wedgewood Manor, Inc. to me personally known to be the President and the Secretary and the identical persons whose names are affixed to the above conveyance, and acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of said corporation and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Lincoln in said county the day and year first above written.

[Signature]  
Notary Public

My Commission Expires: November 2, 1963

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INDEXED  
GENERAL  
COMPILED  
PAGED  
MEXC 41

STATE OF NEBRASKA } ss  
Lancaster County }  
Entered on numerical index and  
filed for record in the Register of  
Deeds Office of said County the  
20 day of AUGUST 19 63  
at 1 o'clock and 30  
minutes P. M. and recorded in  
Book of \_\_\_\_\_  
of \_\_\_\_\_  
Blanche E. Peterson  
REG. OF DEEDS  
Deputy

\$1225

Ok Mr. Peterson