

Lots in West Loveland Addition, first platting, including all of Block 1, and 2; Lots 1,2,3,8,9,10,11 in Block 3; Lots 1,2,3,17,18,19, Block 4; Lots 1,2,3, Block 5; Lots 13,14,15,16,17,18, Block 8, the plat of which is recorded in Book 953, page 614 in the Register of Deeds Office in Douglas County Court House, Douglas County, Nebraska, are subject to the following restrictions which shall run with the land from the date hereof until January 1st, 1970.

(1) All Lots shall be used for residential purposes only, and no lot may be resubdivided except to make said lot and adjoining lots of equal or greater square foot area, and the frontage of said lots to be not less than now platted.

(2) Only single family dwellings may be erected on each lot and no dwelling shall exceed (2½) stories in height.

(3) The floor area of all dwellings shall contain not less than 1,200 sq. ft. exclusive of basements, garages and open porches, except one story dwellings on lots 1,2,3,4,5,6, in Block 2 to be 1,000 sq. ft. and one story dwellings on lots 7,8,9, 10, 11, 12 in Block 2, Lots 8,9,10,11, in Block 3, and Lots 13,14,15,16,17,18, in Block 8, to be 1,100 sq. ft. exclusive of basement, garages and open porches.

(4) 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.

(5) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporary or permanent, nor shall any structure of a temporary character be used as a residence.

(6) All garages shall be enclosed and shall be large enough to house two or more Automobiles of standard size.

(7) Garages or other out-buildings, if erected on said premises and if detached from the dwelling built thereon, must be built of the same material and must correspond in architecture with the dwelling.

(8) Exposed foundations above grade shall be built of brick, brick veneer, stone or stucco, and no cement blocks, wood or composition stone foundation shall be exposed above grade.

(9) An easement is reserved along the east property line of Lot 1. Block 5, for a gas pressure reducing station.

(10) An easement shall be granted to the Omaha Public Power District and the Northwestern Bell Telephone Co. jointly, to their successors, lessees, and assigns to erect and operate, maintain, repair and renew poles with necessary supports, sustaining wires, cross arms, guys and anchors and other instrumentalities, and to extend thereon wires for carrying and transmitting of electric current for lights, heat and power and for telephones; telegraph and message purposes for the use and benefit of the Owners and occupants thereof, along the rear and side boundary lines of all lots.

(11) No Building shall be erected on any lot until the design and a plot plan thereof shall have been approved in writing by a committee appointed by Leslie E. Wilkie, his successors or heirs or by a committee elected by a majority of the owners of said lots in this subdivision. However, if any such committee is not in existence at the time any approval is sought, or if existing and fails to approve or disapprove the design of the proposed building within ten days after the same is submitted to it, then such approval will not be required providing such design conforms to and harmonizes with existing structures and conforms to these restrictions and City of Omaha ordinances.

(12) The Minimum building set-back, front yard (exclusive of steps and unenclosed porches) shall be 40 feet, except lots facing 90th Street which shall be 35 feet. Side yards shall be 15 feet except lots 13,14,15,16,17, in Block 8 which shall be 12 feet, Corner lots shall be not less than 20 feet from side street.

(13) No fence shall be built to a height greater than 4'-6" and no fence shall be constructed closer to front lot line than the front building line of any dwelling.

(14) No hedges, walls, steps or other construction except driveways and walks shall be placed or maintained forward of the lot line or side lot line on corner lots.

(15) No horses, cows, goats, sheep, or any domestic animals (except dogs and cats) no poultry or fowl will be permitted to be kept on said lots.

(16) If and when the property is annexed to a sanitary improvement district it shall be subject to all charges, taxes and other burdens there after levied by the district and subject to all rules and regulations of the district.

Dated at Omaha, Nebraska, this 21st day of September, 1954

Leslie E. Wilkie
Frances M. Wilkie

STATE OF NEBRASKA,)
County of Douglas,)

Subscribed in my presence and sworn to this 21st day of September A.D. 1954 before me, a Notary Public with seal in Douglas County, Nebraska.

Lee A. Hightower
Notary Public

My Commission Expires

Oct 4, 1958

12. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.

29 DAY *Sept* 1954 AT 11:36 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.