

RESTRICTIVE COVENANTS

The undersigned hereby declare that the following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1, 2000.

Lots Four Hundred (400) through Five Hundred Sixteen (516), inclusive, Woodhaven Replat 3, being a replat of Lots Two Hundred Seventy-Two (272) through Two Hundred Seventy-Seven (277), inclusive, Woodhaven, a subdivision in Douglas County, Nebraska.

But excluding that portion of said Lot Two Hundred Seventy-Seven (277) heretofore conveyed to School District No. 17 of Douglas County, Nebraska, by two warranty deeds, said deeds being recorded in Book 1466 at Page 113, and Book 1466 at Page 171, respectively, of the Deed Records for Douglas County, Nebraska.

If the present or future owners of any of said lots, or their grantees, heirs, or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants 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 way affect any of the other provisions hereof, which shall remain in full force and effect.

A. Said lots shall be used only for single-family purposes and for accessory structures incidental to residential use, or for park, recreational, church or school purposes.

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

C. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said real estate 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. Once construction of a dwelling has been commenced, outside framing of same must be completed within six (6) months thereafter. Dwellings constructed in another addition or location shall not be moved to any lot within this addition. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. All weeds, grasses and other vegetation (except trees, shrubs and bushes) on all lots shall at all times be mowed and maintained at a height of not to exceed twenty-four (24") inches.

D. No junk cars or car bodies, no unlicensed motor vehicles of any kind, and no boats, trucks or trailers shall be stored, parked, kept or maintained in any yards or on any driveways or streets. Outside trash containers are prohibited. Fences cannot be more than 48 inches in height and must be located around the

perimeter of the rear yard only and not extend any closer to the front lot line than the front yard building setback line. All of said residential lots shall provide at least the minimum number of off-street parking areas or spaces for private passenger vehicles required by the applicable zoning ordinances of the City of Omaha, Nebraska, on date hereof. All street pavement cuts for installations and repair of utilities must be made with clean-cutting cement saws in such manner that the cut will be left smooth, and such cuts shall be promptly repaired.

E. Portland concrete public sidewalks, four feet wide by four inches thick, shall be constructed in front of each built-upon lot and along the street side of each built-upon corner lot. The sidewalk shall be placed three and one-half (3-1/2') feet back of street curb line and shall be constructed by the then owner of the lot at the time of completion of the main structure and before occupancy or use thereof.

F. The following building restrictions for single-family dwellings shall apply to said lots:

(1) The following minimums shall be required for finished living areas exclusive of open porches, breezeways and garages: 1100 square feet on the ground floor for a one-story house; 1100 square feet throughout the house for a bi-level, tri-level, split-level, split-entry, 1-1/2 story or taller house, but the foundation walls must enclose an inside ground area of not less than 700 square feet, and in relation to a split-level, tri-level or split-entry type of house, there shall be excluded from the computation of minimum square feet throughout the house, basement recreation or family rooms, if there are rooms above such recreation or family rooms. In addition, each single-family dwelling shall include a garage for at least two cars, either attached or built-in or basement-type garages being permitted. All front elevation concrete or cement block foundations, if exposed, must be faced with brick or stone.

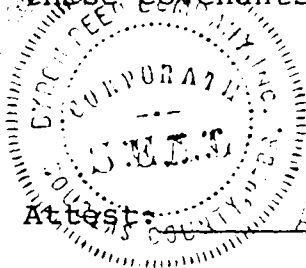
(2) The following lot minimums shall apply:  
Minimum area of building plot: 5500 square feet.  
Minimum front yard: 35 feet. Minimum side yard for main residential structure: 5 feet. Minimum rear yard: 25 feet.

(3) Notwithstanding the provisions of this Paragraph No. F, the restrictive provisions for lot area, side yards, and front yard, shall automatically be amended as to any lot for which the Board of Appeals of the City of Omaha, Nebraska, shall determine and permit a lesser area or distance.

G. In no event will any construction begin or any structure be erected or permitted to remain on any lot until the plans and specifications, plot plan and lot grading plan have first been submitted to and have received the written approval of the undersigned

as to exterior design, use of exterior materials, lot grading and placement of structures on the lot. No sign or billboard of any kind or size shall be erected, placed or permitted to remain on any lot until the undersigned has given its written approval therefor. The restrictions of this paragraph shall terminate January 1, 1983.

IN WITNESS WHEREOF, Byron Reed Company, Inc., a Nebraska corporation, being the owner of all said real estate, has executed these covenants this 19th day of November, 1976.



BYRON REED COMPANY, INC.

Attest:

James J. Jensen  
Secretary

By:

Charles E. Peterson, Jr.  
President

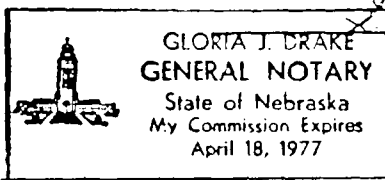
STATE OF NEBRASKA)

) ss.

COUNTY OF DOUGLAS)

On the day and year last above written, before me, the undersigned a Notary Public in and for said County, personally came CHARLES E. PETERSON, JR., President of Byron Reed Company, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Restrictive Covenants, and acknowledged the execution thereof to be his voluntary act and deed as such officer 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 Omaha in said County the day and year last above written.



Gloria J. Drake  
Notary Public

My Commission expires

Compd. 83-3684  
Index 38.40  
Fee 38.40

Book 573  
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DOUGLAS COUNTY, NEBR.

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