

7/10/20 [illegible]

- P R O T E C T I V E C O V E N A N T S -

This is to certify that the undersigned owners of the property described herein do hereby create, adopt, and establish the following restrictions and protective covenants upon and against the real estate described herein:

Lots 1 to 10, inclusive, Block 1, and Lots 1 to 10, inclusive, Block 4, Woods Brothers Thompson's Summit Addition; also Lots 1 to 12, inclusive, Block 7, Woods Brothers Thompson's Summit Addition, Lincoln, Lancaster County, Nebraska.

and to this end agree to amend and modify the protective covenants of the said subdivision as set forth in the plat of the said subdivision, recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as follows: The real estate described in the plat and the covenants are as follows:

- 1. J. W. [illegible] and his wife, [illegible], being the owners of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- 2. [illegible] and his wife, [illegible], being the owners of Lot 1, Block 1, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 3. [illegible] and his wife, [illegible], being the owners of Lot 2, Block 1, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 4. [illegible] and his wife, [illegible], being the owners of Lot 3, Block 1, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 5. [illegible] and his wife, [illegible], being the owners of Lot 4, Block 1, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 6. [illegible] and his wife, [illegible], being the owners of Lot 5, Block 1, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 7. [illegible] and his wife, [illegible], being the owners of Lot 6, Block 1, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 8. [illegible] and his wife, [illegible], being the owners of Lot 7, Block 1, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 9. [illegible] and his wife, [illegible], being the owners of Lot 8, Block 1, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 10. [illegible] and his wife, [illegible], being the owners of Lot 9, Block 1, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 11. [illegible] and his wife, [illegible], being the owners of Lot 10, Block 1, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 12. [illegible] and his wife, [illegible], being the owners of Lot 1, Block 4, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 13. [illegible] and his wife, [illegible], being the owners of Lot 2, Block 4, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 14. [illegible] and his wife, [illegible], being the owners of Lot 3, Block 4, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 15. [illegible] and his wife, [illegible], being the owners of Lot 4, Block 4, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 16. [illegible] and his wife, [illegible], being the owners of Lot 5, Block 4, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 17. [illegible] and his wife, [illegible], being the owners of Lot 6, Block 4, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 18. [illegible] and his wife, [illegible], being the owners of Lot 7, Block 4, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 19. [illegible] and his wife, [illegible], being the owners of Lot 8, Block 4, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 20. [illegible] and his wife, [illegible], being the owners of Lot 9, Block 4, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 21. [illegible] and his wife, [illegible], being the owners of Lot 10, Block 4, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 22. [illegible] and his wife, [illegible], being the owners of Lot 1, Block 7, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 23. [illegible] and his wife, [illegible], being the owners of Lot 2, Block 7, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 24. [illegible] and his wife, [illegible], being the owners of Lot 3, Block 7, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 25. [illegible] and his wife, [illegible], being the owners of Lot 4, Block 7, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 26. [illegible] and his wife, [illegible], being the owners of Lot 5, Block 7, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 27. [illegible] and his wife, [illegible], being the owners of Lot 6, Block 7, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 28. [illegible] and his wife, [illegible], being the owners of Lot 7, Block 7, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 29. [illegible] and his wife, [illegible], being the owners of Lot 8, Block 7, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 30. [illegible] and his wife, [illegible], being the owners of Lot 9, Block 7, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
- 31. [illegible] and his wife, [illegible], being the owners of Lot 10, Block 7, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.

8. Milo C. Caslavsky, single; Alice Abbott and her husband, \_\_\_\_\_ Abbott; Olga Karrosky and husband, \_\_\_\_\_ Karrosky; John C. Caslavsky and wife, \_\_\_\_\_ Caslavsky, being the owners of Lot 3, Block 8, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
9. Lourene B. Wishart and husband, Joseph S. Wishart, being the owners of Lot 9, Block 8, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
10. Carl Sundin and \_\_\_\_\_ Sundin, his wife, being the owners of Lot 24, Block 7, Woods Replat of Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
11. W. F. Hoppe Lumber Company, a corporation, being the owners of Lots 19, 21, and 23, Block 7, Woods Replat of Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
12. John L. Hoppe and wife, Clarie R. Hoppe, being the owners of Lots 20 and 22, Block 7, Woods Replat of Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska.
13. The Continental National Bank of Lincoln, \_\_\_\_\_, being the holder of a mortgage or some of the \_\_\_\_\_ estate hereinbefore described standing in the name of \_\_\_\_\_ of \_\_\_\_\_ Woods, hereby consents to the signing of this instrument by \_\_\_\_\_ Pace Woods and wife, \_\_\_\_\_ Black Woods.

The following shall constitute the restrictions and restrictive covenants referred to above, to wit:

1. All lots in the tract shall be known and designated as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached family dwelling not to exceed two and one-half stories in height and a private garage for not more than \_\_\_\_\_.
2. No building shall be located on any residential building plot nearer than 30 feet to the front lot line, nearer than 7 feet to any side street line, \_\_\_\_\_ except a garage or other out-building located \_\_\_\_\_ feet or more from the front lot line, shall be \_\_\_\_\_ nearer than 7 feet to any side lot line, except \_\_\_\_\_ reference to Lots 1 to 12 inclusive, Block 8, \_\_\_\_\_ Replat of Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska, a residential building may be located as near as 20 feet to the \_\_\_\_\_ lot line.
3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than \_\_\_\_\_ 7500 square feet nor a width of less than 50 feet \_\_\_\_\_ the front building setback line, provided that Lot 1, Block 8, Woods Brothers Thompson's Summit Addition to Lincoln, Lancaster County, Nebraska, may be divided \_\_\_\_\_ that two residential structures may be placed thereon facing High Street, at the option of the owner of the same.
4. No noxious or offensive trade or activity shall be carried on any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in 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. No building shall be moved on to said lots, except that buildings erected upon any lot or lots above described may be moved to any of the other lots above described.
7. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.
8. The foregoing restrictions are to run with the land and shall be binding upon the undersigned, their heirs, executors, administrators, and assigns and all persons who shall in any manner become the owner or owners of any of said lots until January 1, 1971, at which time the foregoing restrictions shall terminate.
9. In the event that any person shall violate or attempt to violate any of the foregoing restrictions prior to January 1, 1971, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restriction and prevent him or them from so doing or recover damages for such violation.

Each of the parties hereto agrees that the above and foregoing shall be the restrictions and protective covenants instead of any heretofore established thereon.

IN WITNESS WHEREOF, we have hereunto subscribed our names.

<u>Lester J. Francisco</u> Lester J. Francisco	<u>C. W. Forburger</u> C. W. Forburger
<u>Linda Francisco</u> Linda Francisco	<u>Ethel Forburger</u> Ethel Forburger
<u>Verne H. Payne</u> Verne H. Payne	<u>F. Pace Woods</u> F. Pace Woods
<u>Thosie E. Payne</u> Payne	<u>Olive Black Woods</u> Olive Black Woods
<u>L. T. Leslie</u> L. T. Leslie	<u>Erwin E. Peterson</u> Erwin E. Peterson
<u>Lola B. Leslie</u> Leslie	<u>Hazel Marie Peterson</u> Hazel Marie Peterson
<u>Milo C. Caslavsky</u> Milo C. Caslavsky	<u>Beane Jensen</u> Beane Jensen
<u>No wife</u> Caslavsky	<u>Ruth I. Jensen</u> Ruth I. Jensen
<u>Alice Abbott</u> Abbott	<u>Ray Parker Inc. Trustee</u> Ray Parker Inc. Trustee



Carl Sundin  
Mrs. Laura Sundin  
 Sundin

W.F. Hoppe Lumber Co.  
 a corp.

By John L. Hoppe  
Claire R. Hoppe  
 Hoppe

The Continental National Bank

By Paul W. Becker  
 Vice Pres.

Olga Karrosky  
 Karrosky

John C. Caslavsky  
 Caslavsky

Lourene B. Wishart  
Joseph S. Wishart

Robert L. Benton  
Edith J. Benton  
 Benton  
Chin L. Benton

AFFIDAVIT

I, David Haecker, do certify that the attached signatures on this "Protective Covenants" were signed in my presence personally; that I received no remuneration of any kind or character from any of the signers, but acted as an agent of the joint land-owners whose signatures are affixed hereto.

Signed this 9th day of July, 1946.

In the presence of:  
Paul Wood

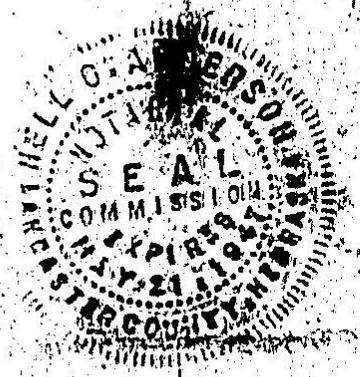
David Haecker

State of Nebraska,  
 Lancaster County

ss. On this 9th day of July A.D., 1946, before me, the undersigned, a Notary Public duly commissioned and qualified for and residing in said County, personally came DAVID HAECCKER, to me known to be the identical person whose name is affixed to the above Affidavit and acknowledged the same to be his voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

W. G. Anderson  
 Notary Public.



My Commission expires the 21st day of May, 1947.

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