RESTRICTIVE COVENANTS

Richard Sievers and Clara Sievers, husband and wife, and Glenn Sachs and Myra Sachs, husband and wife, being the owners of Sievers Addition to the City of Fort Calhoun, Nebraska, being particularly described as follows:

Beginning at the intersection of the north line of Clay Street and the west line of Ninth Street of said City, thence west along the north line of Clay Street 964.24 feet, thence north 3° 59' 28" west 324 feet, thence east 986.8 feet to the west line of Ninth Street, thence south 323.2 feet to the point of beginning, being a tract of 7.238 acres located in the East Half of Section 11 and the West Half of Section 12, Township 17, North, Range 12, East of the 6th P. M., in Washington County, Nebraska,

do hereby declare that all lots contained in said Addition are and shall henceforth be owned, held, used and conveyed subject to the following conditions, restrictions and covenants:

- 1. All lots in said Addition shall be used for residential purposes only and no structure shall be placed or permitted on any lot except a dwelling house with attached garage for private use.
- 2. No dwelling shall be built in said Addition having a ground floor area of less than 1000 square feet, above grade, and if a two-story structure, less than an additional 800 square feet in the second-floor area, all exclusive of porches and garages.
- 3. No dwelling shall be erected or placed on any lot having a width of less than 70 feet at the minimum building setback line as required by Ordinance No. 187 of the City of Fort Calhoun, Nebraska, nor upon any lot having an area of less than 6000 square feet.

STATE OF NEBRASKA, COUNTY OF WASHINGTON) SS | 07|
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- 4. Easements for installation, servicing, maintenance and replacement of utilities and drainage facilities are reserved as shown on the recorded plat of the Addition, over, upon and across the rear 15 feet of each lot.
- 5. No animal, poultry or livestock of any kind shall be raised or kept within the Addition, except that dogs, cats and usual household pets may be kept if not used for any commercial purpose.
- 6. No trailer, basement house, shack, tent or other structure of a temporary nature shall be kept, placed or maintained on any lot for use as a dwelling, either temporary or permanent.
- 7. No structure shall be moved upon any lot for the purpose of remodelling same into a dwelling or outbuilding.
- 8. No signs, billboards or other advertising structures or devices shall be kept, maintained or displayed on any lot.
- 9. No offensive trade or business activity shall be carried on upon any lot which shall be a nuisance or substantial annoyance to others in the neighborhood.
- 10. No hedge or fence shall be maintained on any lot except along the side or rear thereof and none shall be maintained or constructed at a height of more than five feet, nor any fence constructed or maintained which shall be more than 50% solid or opaque.
- 11. Public concrete sidewalks, four feet wide by four inches thick, shall be installed in front of each improved lot in said Addition and also on side street of improved corner lots.
 - 12. No building or structure shall be constructed or maintained

on any lot which shall have an over-all height in excess of 26 feet above grade line.

- 13. These covenants, conditions and restrictions shall run with the land and shall continue in force and be binding upon all owners and occupants of any land in said Addition until the expiration of 25 years from the date hereof, after which time same shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the owners at the date of such instrument is recorded, agreeing to change same in whole or in part.
- 14. If any person, firm or corporation shall violate or attempt to violate any provisions hereof, any owner of real estate in said Addition shall be empowered and entitled to bring any action or proceeding to prevent or restrain the continuance of such attempt or violation or to recover damages occasioned thereby.
- 15. If any provisions hereof shall be adjudged unlawful or unenforcible, same shall in no manner affect or change the other provisions hereof, which shall remain in full force and effect.

Dated this ______ day of September, 1963.

hard Dievers
Richard Sievers

___ Clara Sievers

Glenn Sachs

Myra Sachs

O'HANLON & O'HANLON
LAWYERS

STATE	OF	Nebraska)	
		1.0)	:88
WASH IN	IGTO	ON COUNTY	Ś	

On this 19th day of September,

1963, before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county, personally appeared Richard Sievers and Clara Sievers, husband and wife, and Glenn Sachs and Myra Sachs, husband and wife, to me known to be the identical persons whose signatures are affixed to the foregoing instrument, and they acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and notarial seal

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the day and year last aforesaid.

My commission expires Much 9/1969.

OFFICES OF O'HANLON & O'HANLON LAWYERS

ADDENDUM TO RESTRICTIVE COVENANTS

WHEREAS, all of the undersigned are owners of lots described beside their respective names in Sievers' Addition to the City of Fort Calhoun, Washington County, Nebraska, and

WHEREAS, all of the undersigned are successors in title to Richard Sievers and Clara Sievers, husband and wife, and Glenn Sachs and Myra Sachs, husband and wife, to said lots in said addition, and

WHEREAS, all of the undersigned wish to join in and be bound by the restrictions and covenants contained in the foregoing agreement executed by and between the said Richard Sievers and Clara Sievers, husband and wife, and Glenn Sachs and Myra Sachs, husband and wife, on the 19th day of September, 1963.

NOW THEREFORE, in consideration of the mutual promises of each of us and in consideration of One Dollar and Other Valuable Consideration, the undersigned hereby bind themselves, their heirs, assigns, executors, administrators, and their successors in title to restrictions and covenants contained in the said foregoing restrictive covenants.

Roland E. Bowser and Ruth L. in Block One (1), Sievers' Addition to the City of Fort Cal- Washington County, Nebraska. houn, Washington County, Nebraska.

Marquerile Delmar . Wiese and Marguerite Wiese, Bowser, husband and wife, owners husband and wife, owners as joint tenants as joint tenants of Lot One (1) of Lot Eight (8), Block One (1), Sievers' Addition to the City of Fort Calhoun,

Ronald J. Adams and Margaret B.
Adams, husband and wife, owners as joint tenants of Lot Ten (10) in Block One (1), in Sievers' Addition to the City of Fort Calhoun, Washington County, Nebraska.

David W. Ringler and Sharry A.
Ringler, husband and wife, owners
as joint tenants of Lot Six (6) in
Block Two (2) in Sievers' Addition
to the City of Fort Calhoun, Washington County, Nebraska.

Burdell J. Hammel and Margaret E. Hammel, husband and wife, owners as joint tenants of Lot One (1) in Block Four (4) of Sievers' Addition to the City of Fort Calhoun, Washington County, Nebraska.

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Max A. Block and Rosemary S. Block, husband and wife, owners as joint tenants of Lot Seven (7), Block Two (2), in Sievers' Addition to the City of Fort Calhoun, Washington County, Nebraska.

Donalas Dappel

Douglas D. Appel and Patty Jane
Appel, husband and wife, owners as
joint tenants of Lots Three (3) and
Four (4) in Block Two (2) in Sievers'
Addition to the City of Fort Calhoun,
Washington County, Nebraska

Talkettel A. Lonergen

Richard A. Lorenzen and Margaret D. Lorenzen, husband and wife, owners as joint tenants of Lot One (1), Block Two (2), in Sievers' Addition to the the City of Fort Calhoun, Washington County, Nebraska.

Leonard J. Godown and Josephine A. Godown, husband and wife, owners as joint tenants of Lots Three (3) and Four (4), in Block Three (3) in Sieve Addition to the City of Fort Calhoun, Washington County, Nebraska.

Lloy 8 S. Ug Blee

Lloyd J. Updike and Sharon J. Updike, husband and wife, owners as joint tenants of Lot Five (5) in Block Two (2) in Sievers' Addition to the City of Fort Calhoun, Washington County, Nebraska.

All of the above described land below the names of the

respective parties to this instrument being found in Sievers' Addition to

the City of Fort Calhoun, Washington County, Nebraska.

Richard Dievers

Richard Sievers and Clara Sievers, husband and wife, being the owners of all of Sievers' Addition to the City of Fort Calhoun, Washington County, Nebraska, except those specific Lots described above under the names of the other parties to this release.

Robert A. Payne and Billie L. Payne, husband and wife, being the successor owners as joint tenants of Lot Eight (8), Block One (1), Sievers' Addition to the City of Fort Calhoun, Washington County, Nebraska.

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STATE OF NEBRASKA	On this 3 / day of July , 1972, before
WASHINGTON County	ss. me, the undersigned a Notary Public, duly commissioned and qualified for
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	in said county, personally cameRoland E. Bowser and Ruth L.
· · · · · · · · · · · · · · · · · · ·	Bowser, husband and wife,
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A TERRITOR OF THE PARTY OF THE	to me known to be the identical person or persons whose name is or names are
(SEAL)	affixed to the foregoing instrument and acknowledged the execution thereof to be
continue on	his, her or their voluntary act and deed.
	Witness my hand and Notanial Seal the day and year last above written,
4, 11	Tichard Dilver Storary Public
	· · · /
	My Commission expires the 6 day of 1971
•	
STATE OF NEBRASKA	On this 2 day of July 19 72, before
WASHINGTON County	ss. me, the undersigned a Notary Public, duly commissioned and qualified for
·	in said county, personally came. Delmar C. Wiese and Marguerite
	Wiese, husband and wife,
	miese, imanand and wile,
•	As and because to the State of the second
	to me known to be the identical person or persons whose name is or names are
(SEAL)	affixed to the foregoing instrument and acknowledged the execution thereof to be
	his, her or their voluntary act and deed.
and the second second	Witness my hand and Notarial Seal, the day and year last above written.
	Michael Melitery Public
**************************************	My Commission expires the 16 day of Cau, 1973
•	
. ,	
STATE OF NEBRASKA	On this 3/ day of July 19. 72, before
WASHINGTON County	me, the undersigned a Notary Public, duly commissioned and qualified for
	in said county, personally came. Ronald J. Adams and Margaret B
	Adams, husband and wife,
A STERNAL	to me known to be the identical person or persons whose name is or names are
SVE GEALS	affixed to the foregoing instrument and acknowledged the execution thereof to be
Commercial Commercial	his, her or their voluntary act and deed.
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	My Commission expires the 6 day of Jaw 1975
	My Commission expires the day of the
STATE OF NEBRASKA	On this day of Cuy 19.72, before
WASHINGTON County	55.
County)	me, the undersigned a Notary Public, duly commissioned and qualified for
	in said county, personally cameDouglas D. Appel and Patty
GIEVEN	Jane Appel, husband and wife,
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7/2/2/2/2	to me known to be the identical person or persons whose name is or names are
O CHAN	affixed to the foregoing instrument and acknowledged the execution thereof to be
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TO STATE OF MICHIGAN STEVENS	Witness my hand and Notgrial Seal the day and year last above written.
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My Commission expires the 6 day of Jan

STATE OF NEBRASKA	On this 3 / day of July , 19. 72, before
WASHINGTON County	ss. me, the undersigned a Notary Public, duly commissioned and qualified for
WINDLE COUNTY)	
•	in said county, personally came David W. Ringler and Sharry A.
The same of the sa	Ringler, husband and wife,
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100	to me known to be the identical person or persons whose name is or names are
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NO (SEAL) O	affixed to the foregoing instrument and acknowledged the execution thereof to be
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	Witness my hand and Notarjal Spal the day and year last above written.
	Technid Dilvers Notary Public
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Array Land	My Commission expires the 6 day of 1975
•	
STATE OF NEBRASKA	On this 3 day of July 19.72, before
WASHINGTON County	ss. me, the undersigned a Notary Public, duly commissioned and qualified for
· · · · · · · · · · · · · · · · · · ·	in said county, personally came Richard A. Lorenzen and Margaret
	D. Lor enzen, husband and wife,
September 1990	
A THE PARTY OF THE	to me known to be the identical person or persons whose name is or names are
SEAD	affixed to the foregoing instrument and acknowledged the execution thereof to be
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COMPISSION OF	his, her or their voluntary act and deed.
	Witness my hand and Notarial Seal the day and year last above written.
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The Water Water	1/11/0-11
e i i i i i i i i i i i i i i i i i i i	My Commission expires the 16 day of June 19.73
•	
STATE OF .NEBRASKA)	On this 2 7 day of July , 1972, before
}	es.
WASHINGTON County	me, the undersigned a Notary Public, duly counmissioned and qualified for
	in said county, personally came Burdell J. Hammel and Margaret
	E. Hammel, husband and wife,
30 31 50	to me known to be the identical person or persons whose name is or names are
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THE RICH RESEARCH	affixed to the foregoing instrument and acknowledged the execution thereof to be
FOR LA EXI	his, her or their voluntary act and deed.
A Commence of the second	Witness my hand and Notarial Seal the day and year last above written.
	Wickard Liever Stolary Public
And Control of the State of the	
•	My Commission expires the day of the 1978
STATE OFNEBRASKA	On this day of July 19.72, before
WASHINGTON County	me, the undersigned a Notary Public, duly commissioned and qualified for
	in said county, personally came Leonard J. Godown and Josephine
The second secon	A. Godown, husband and wife,
Jan Trans	ana
atal Andrews	
\$ 12 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	, to me known to be the identical person or persons whose name is or names are
(SEAL)	affixed to the foregoing instrument and acknowledged the execution thereof to be
	his, her or their voluntary act and deed.
	Witness my hand and Notarial Seal the day and year last above written.
	my mand and attorned down the day and year mas above 11791676.
	Notary Public

TATE OF NEBRASKA	On this July , 19 72, before
WASHINGTON County	ss. me, the undersigned a Notary Public, duly commissioned and qualified for
•	in said county, personally came Max A. Block and Rosemary S
	Block, husband and wife,
	block, hosband and wile,
O. ZIAN S. O	to me known to be the identical person or persons whose name is or names are
(SEAL)	affixed to the foregoing instrument and acknowledged the execution thereof to be
0,0,1,5,3,5	his, her or their voluntary act and deed.
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100	Trehand Querrotary Public
Argeloweth Stay 15 B	My Commission expires the day of day of
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TATE OF NEBRASKA	On this 25 day of July , 1972 before
WASHINGTON County	ss. me, the undersigned a Notary Public, duly commissioned and qualified for
	in said county, personally came Lloyd J. Updike and Sharon J.
GIEVEN	Updike, husband and wife
ZRIL C	
4 R. 11 3	to me known to be the identical person or persons whose name is or names are
NOTICE TREAT	affixed to the foregoing instrument and acknowledged the execution thereof to be
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May 1	his, her or their voluntary act and deed.
STATE OF	Witness my hand and Notarial Scal the day and year last above written.
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n Linguista and Control Linguista <mark>機能で変数</mark> がある。	My Commission expires the 16 day of January, 19.7
TATE OFNEBRASKA)	On this 2 day of august 1972, before
	ss.
	me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came Richard Sievers and Clara
	· · · · · · · · · · · · · · · · · · ·
·	Sievers, husband and wife
William K William	to me known to be the identical person or persons whose name is or names are
CASSAT)	affixed to the foregoing instrument and acknowledged the execution thereof to be
NOTABU 1	his, her or their voluntary act and deed.
COMMISSION "	· · · · · · · · · · · · · · · · · · ·
W.C. EXPIRES NO.	Witness my hand and Notarial Seal the day and year last above written.
	My Commission expires the 1th day of Ret 1974
3 Or MEBROWN	My Commission expires the 14 day of Ret 1074
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TATE OF NEBRASKA)	On this day of August , 1972 , before
WASHINGTON County	55.
	mc, the undersigned a Notary Public, duly commissioned and qualified for
•	in said county, personally came. Robert A. Payne and Billie L.
•	Payne, husband and wife,
R. B. C.	
THE PARTY OF	to me known to be the identical person or persons whose name is or names are
SEAL)	affixed to the foregoing instrument and acknowledged the execution thereof to be
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AMMIST'CHELLE	his, her or their voluntary act and deed.
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