

PROTECTIVE COVENANTS

The undersigned, the owners of the property described on Exhibit "A" attached hereto and incorporated herein by this reference, hereby adopt the following Protective Covenants:

A. The Property shall be used only for single family, residential purposes. All accessory buildings shall be of wood, decorative masonry, or metal construction (excluding quonset huts and non-factory designed and built metal buildings which are prohibited on the Property), shall be set back a minimum of ten (10) feet from the front of the residence, and shall conform to good architectural design, and be harmonious and compatible with neighboring properties.

B. No obnoxious or offensive trade or activity shall be carried on upon the Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to any neighboring properties or landowners.

C. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on the Property shall at any time be used as a residence (temporarily or permanently), nor shall any structure of a temporarily character be used as a residence, the entire building must be substantially completed and the exterior must be fully completed. Upon the commencement of construction of any residence or building, the residence or building must be completed within twelve (12) months thereafter.

D. The minimum dwelling size on the Property shall be as follows:

1. For a ranch style (one level) or split entry home, the ground floor (or main level) shall contain not less than 1,500 square feet of finished living area.
2. For a split-level, tri-level, or multi-level home, the top three (3) levels shall contain a total of not less than 2,000 square feet of finished living area.
3. For a one and one-half (1 1/2) story or two (2) story home, the ground floor (first floor) shall contain not less than 1,200 square feet of finished living area, and the total finished living area for the first and second shall contain not less than 2,000 square feet.
4. Home exteriors may be painted or colored only in earth tone colors.
5. Outdoor garbage and trash container are prohibited unless screened from view of other properties with a privacy fence.

STATE OF NEBRASKA COUNTY OF WASHINGTON) SS ⁵⁷⁶
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
 THIS 7th DAY OF March A.D. 19 45
 AT 3:02 O'CLOCK PM AND RECORDED IN BOOK
438 AT PAGE 443-447
 COUNTY CLERK Charitie L. Peterson
 DEPUTY Marion Madson

CLASSIC TITLE
 715 N. 120th ST.
 OMAHA, NE 68154
 (402) 496-1941

The computation of living area shall be exclusive of porches, breezeways, and garages. The maximum height for any building shall be two (2) stories above grade, and all residences shall be built with a garage for not less than two (2) cars.

E. Not less than ten (10) ornamental or deciduous shade trees must be planted on the Property within six (6) months after completion of the residence, and thereafter maintained in good growing condition, and replaced as necessary.

F. Recreation-type vehicles, trailers, campers, boats, trucks, tractors, equipment, or machinery must be parked or stored in a building or in a manner as not to be visible from neighboring properties.

G. Any and all animals or livestock maintained on the Property shall be kept in accordance with requirements of Nebraska law and ordinance of Washington County, Nebraska. All structures used for the housing or maintenance of animals or livestock, and any areas where animals or livestock are maintained or kept shall be maintained at all times in a neat, clean, and orderly manner by the owner of the Property. The maintenance of swine of any type shall not be permitted on the Property. Birds, poultry, horses, calves, cats, or dogs may be kept, provided that they are not raised, bred, or maintained for any commercial purpose.

H. No building or residence shall be located on the Property nearer than one hundred (100) feet from the front property line or one hundred (100) feet from the closest edge of the roadways, whichever is farthest. No residence or building shall be located nearer than fifty (50) feet to a side or rear property line.

I. A perpetual license and easement is hereby reserved in favor of and granted to Northwestern Bell Telephone Company, Metropolitan Utilities District, and Omaha Public Power District, their successors and assigns, to install, operate, maintain, repair and renew cables, conduits, pipes and other instrumentalities and to extend thereon wires for the carrying and transmission of electric current for light, heat and power, water, sewer, and for all telephone and telegraph and message services, under and upon a ten (10) foot strip of land adjoining the side boundary lines, a sixteen (16) foot strip of land adjoining the rear boundary lines and a fifteen (15) foot strip adjoining the front boundary lines of the Property.

J. The following prohibitions shall be observed:

1. No dwelling constructed in another location shall be moved to the Property.
2. The assembly, disassembly, or general service work on any car, truck, equipment, or other machinery shall be prohibited, except in an enclosed garage or building.

TRACT No. 1:

Part of the $S\frac{1}{2}$ $SW\frac{1}{4}$ of Section 23, Township 17 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: From the southwest corner of said Section 23, T 17 N, R 11 E; thence N $00^{\circ}17'24''$ W (assumed bearing) along the west line of the $SW\frac{1}{4}$ $SW\frac{1}{4}$ of said Section a distance of 660.94 feet to the Point Of Beginning; thence continuing N $00^{\circ}17'24''$ W along said west line a distance of 659.70 feet to the northwest corner of said $SW\frac{1}{4}$ $SW\frac{1}{4}$; thence N $89^{\circ}35'25''$ E along the north line of said $SW\frac{1}{4}$ $SW\frac{1}{4}$ and its easterly projection a distance of 1322.39 feet; thence S $00^{\circ}12'29''$ E a distance of 659.70 feet; thence S $89^{\circ}35'25''$ W a distance of 1321.45 feet to the Point Of Beginning; and containing 20.02 Acres, more or less.

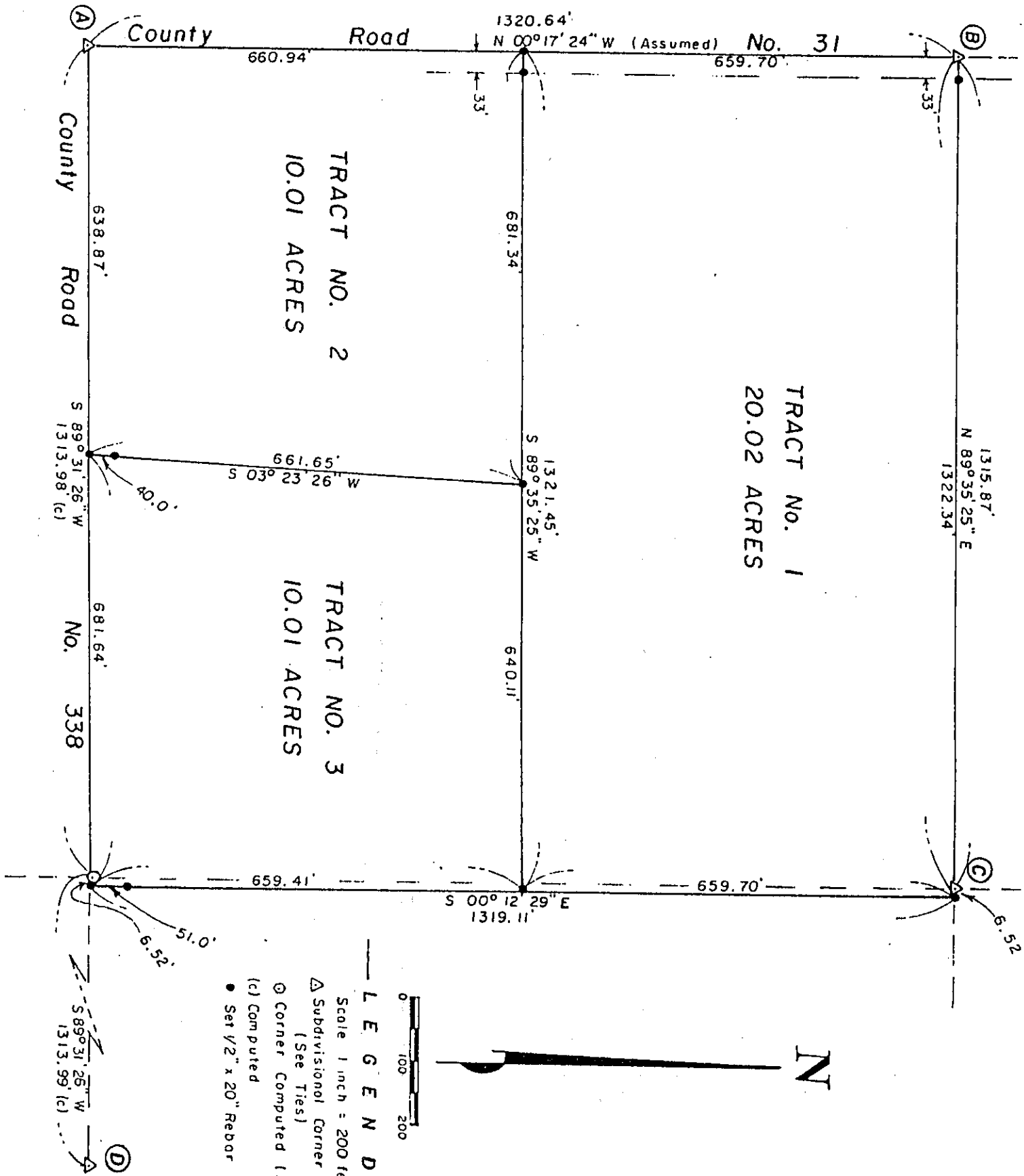
TRACT No. 2:

Part of the $SW\frac{1}{4}$ $SW\frac{1}{4}$ of Section 23, Township 17 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: Beginning at the southwest corner of said Section 23, T 17 N, R 11 E; thence N $00^{\circ}17'24''$ W (assumed bearing) along the west line of the $SW\frac{1}{4}$ $SW\frac{1}{4}$ of said Section a distance of 660.94 feet; thence N $89^{\circ}35'25''$ E a distance of 681.34 feet; thence S $03^{\circ}23'26''$ W a distance of 661.65 feet to a point on the south line of said $SW\frac{1}{4}$ $SW\frac{1}{4}$; thence S $89^{\circ}31'26''$ W along said south line a distance of 638.87 feet to the Point Of Beginning; and containing 10.01 Acres, more or less.

TRACT No. 3:

Part of the $S\frac{1}{2}$ $SW\frac{1}{4}$ of Section 23, Township 17 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: From the southwest corner of said Section 23, T 17 N, R 11 E, and assuming the west line of the $SW\frac{1}{4}$ $SW\frac{1}{4}$ of said Section to bear N $00^{\circ}17'24''$ W; thence N $89^{\circ}31'26''$ E along the south line of the $S\frac{1}{2}$ $SW\frac{1}{4}$ of said Section a distance of 638.87 feet to the Point Of Beginning; thence N $03^{\circ}23'26''$ E a distance of 661.65 feet; thence N $89^{\circ}35'25''$ E a distance of 640.11 feet; thence S $00^{\circ}12'29''$ E a distance of 659.41 feet to a point on the south line of the $S\frac{1}{2}$ $SW\frac{1}{4}$ of said Section; thence S $89^{\circ}31'26''$ W along said south line a distance of 681.64 feet to the Point Of Beginning; and containing 10.01 Acres, more or less.

447



County Road No. 31

660.94' 1320.64' 659.70'

N 00°17'24" W (Assumed)

33' 33'

681.34' 1315.87' 1322.34'

681.34' 1321.45' N 89°35'25" E

S 89°35'25" W

640.11'

659.41' 659.70' 1319.11'

S 00°12'29" E

638.87' 681.64' 681.64' 338

S 89°31'26" W S 03°23'26" W S 89°31'26" W

1313.98' (c) 661.65' 1313.99' (c)

40.0' 51.0' 6.52'

6.52'

County Road No. 338

County Road No. 31

TRACT NO. 1
20.02 ACRES

TRACT NO. 2
10.01 ACRES

TRACT NO. 3
10.01 ACRES

LEGEND

- Scale 1 inch = 200 feet
- △ Subdivisional Corner Found (See Ties)
- ⊙ Corner Computed (Not Set)
- Computed
- Set 1/2" x 20" Rebar



447