PROTECTIVE COVENANTS
for

Lots 11 to 17 inclusive, Block 22, Florence Field, and all of Dillons 7th Addition to the City of Omaha, Douglas County, Nebraska.

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1968, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these Covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A. All lots in the tract shall be known and described as residential lots.

B. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than 2 cars and other outbuildings incidental to residential use of the plot.

C. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 35 feet to the front lot line, nor nearer than 5 feet to any side street line. No detached garage or other outbuilding located on the front lot shall be located nearer to any side lot line. No dwelling or attached garage shall be erected on any lot farther than 40 feet from the front lot line.

D. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or a width of less than 50 feet at the front building line.

E. 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.

F. 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.

G. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 750 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.

H. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

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IN WITNESS WHEREOF, said [illegible] has caused these presents to be signed by its President, [illegible] and its Corporate Seal to be hereunto affixed, this 1st day of May A. D. 1948.

THE DILLON COMPANY

by Robert W. Dillon President

by Helen A. Dillon Secretary

THE DILLON COMPANY CORPORATE SEAL NEBRASKA

STATE OF NEBRASKA,

County of Douglas ss. On this 1st day of May A. D., 1948, before me, a Notary Public in and for said County, personally came the above named Robert W. Dillon, President, and Helen A. Dillon, Secretary, of THE DILLON COMPANY, who are personally known to me to be the identical persons whose names are affixed to the above restrictive covenants as President and Secretary of said corporation, and they acknowledged said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS my hand and official seal the date last aforesaid

Clifford L. Jensen Notary Public

My Commission expires August 4, 1953.

FILED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

5 day May 48 at 10:43 A.M. THOMAS J. DOWNING, REGISTER OF DEEDS

5 10.5