

PROTECTIVE COVENANTS

The undersigned, being owners of East Wadsworth an addition in Douglas County, as surveyed, platted and recorded, do hereby state and declare and publish that all of said lots are and shall be owned, and used under and subject to the following covenants, conditions, restrictions, and easements. These covenants are to run with the land and shall be binding on all parties claiming under them until January 1st, 1983, at the expiration of which time they shall be automatically extended for successive periods of ten years, unless they are changed in whole or in part by written agreement among the then owners of the majority of said lots executed and recorded in the manner provided by law.

I.

All lots shall be used as residential lots. All dwelling shall be single family except that on lots 7 to 15 inclusive multiple units may be constructed.

II.

No noxious or offensive activity shall be conducted or permitted on any lot nor shall anything be done or suffered thereon which may or become an annoyance or nuisance.

III.

No trailer, basement, tent, shack, garage, barn or other out-building placed or erected on any lot shall at any time be used as a residence, nor shall any structure of a temporary character ever be used as a residence.

IV.

Any buildings hereinafter erected on any of said lots shall have not less than 1250 square feet of floor space, not including garage.

V.

All of the residences on all of said lots shall have not less than a 35 foot front yard and not less than a 15 foot side yard.

VI.

An easement is reserved for power, gas, sewer and water companies across the rear five feet of each lot and along the side five feet of said lots, where necessary.

VII.

All garbage and trash receptacles shall be concealed.

VIII.

No field crops shall be grown on said lots and the front yard and side portions of the lots may be used only for lawn, for the growing of flowers and other ornamental plants, hedges, shrubs and trees, and for walks and drives, provided that no trees, shrubs or hedges shall be planted or maintained in such proximity to any right of way, street, or sidewalks as will interfere with the proper use and maintenance thereof, with any unobstruction view at street intersections sufficient for the safety of pedestrians and vehicles, and provided further that no objectionable trees, plants or shrubs shall be permitted to remain any part of any lot.

IX.

All lawns, trees, shrubs, hedges, walls, fences and any other appurtenant growth or structure shall be kept and maintained in a safe, neat and orderly manner. Trees shall be kept trimmed and shall not exceed the height of 25 feet.

X.

Erection and maintenance of any stable or other shelter for livestock or fowl and the keeping of dog kennels, livestock and fowl within this subdivision are prohibited.