

PROTECTIVE COVENANTS

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, THE UNDERSIGNED ARE THE OWNERS OF LOTS 1 TO 55, BOTH INCLUSIVE, EXCEPT LOTS 16, 18, 22, 26, 29, 33 AND 44, IN CASCIO ADDITION #1, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED, BEING A SUBDIVISION OF A PART OF LOT #1, GREGG'S CHOICE ACRES IN THE NORTH 1/2 OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 13, EAST OF THE 6TH P.M. IN SARPY COUNTY, NEBR.

NOW THEREFORE, THE FOLLOWING RESTRICTIONS AND PROTECTIVE COVENANTS ARE HEREBY PLACED ON ABOVE MENTIONED LOTS WITH THE EXCEPTION OF LOTS 1, 54 AND 55, WHICH THREE (3) LOTS SHALL BE EXCLUDED FROM THIS INSTRUMENT, TO WIT:-

1. THE COVENANTS AND RESTRICTIONS HEREIN SET FORTH SHALL BE BINDING UPON ALL PERSONS FOR A PERIOD OF 25 YEARS FROM AND AFTER THE DATE OF RECORDING OF THIS INSTRUMENT. AT THE EXPIRATION OF SAID PERIOD, SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS THEY ARE CHANGED IN WHOLE OR IN PART BY THE VOTE OF THE MAJORITY OF THE OWNERS OF THE LOTS.

2. ALL LOTS HEREIN DESCRIBED SHALL BE KNOWN AS AND DESCRIBED AS "RESIDENTIAL LOTS." NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE (1) OR TWO (2) STORY DETACHED SINGLE FAMILY DWELLINGS, WITH A PRIVATE GARAGE FOR NOT MORE THAN THREE (3) CARS; WITH NECESSARY OUT-BUILDINGS, AND NO LOT OR PARCEL THEREIN SHALL BE IMPROVED, USED OR OCCUPIED BY OTHER THAN PRIVATE ONE FAMILY RESIDENCE PURPOSES AND THERE SHALL NOT BE ERRECTED, PLACED OR MAINTAINED ON ANY OF SAID LOTS ANY FLATS, DUPLEXES, APARTMENTS, PUBLIC GARAGES, OIL STATIONS OR ANY OTHER BUILDINGS WHATSOEVER, EXCEPT SINGLE DETACHED DWELLING HOUSES, TO BE USED EXCLUSIVELY FOR ONE-FAMILY DWELLINGS.

3. NONE OF THE SAID LOTS SHALL BE RE-SUBDIVIDED INTO TWO OR MORE SMALLER LOTS. NOTHING IN THIS PARAGRAPH SHALL RESTRICT ANY LOT OWNER FROM CONVEYING ANY PART OF HIS LOT TO AN ADJOINING LOT OWNER, PROVIDED HOWEVER, THAT NO LOT, AS A RESULT OF SUCH SALE, SHALL BE REDUCED TO AN AREA OF LESS THAN 10,000 SQUARE FEET.

4. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1,000 SQUARE FEET IN THE CASE OF A ONE-STORY HOME, OR LESS THAN 900 SQUARE FEET IN THE CASE OF A TWO-STORY STRUCTURE.

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 19th day of May 1964 at 11 A. M. Esther Huff, County Clerk 3 25