

DECLARATION OF RESTRICTIVE COVENANTS

The undersigned, Walter A. Hansen and Muriel A. Hansen, husband and wife, the said Walter A. Hansen being the owner of Lots 1, 2, 3, 4, 5, 6, and 8, in Block 231; Lots 1, 2, 3, 4, 5, 6, 7, and 8, in Block 238; and Lots 2, 3, 6, and 7, in Block 237 in Florence; and the undersigned, Harry E. Judd, Trustee, being the owner of Lots 1 and 2, Block 16, Florence Field, an addition in the City of Omaha, Douglas County, Nebraska, and C. W. Martin Company, owner of Lots 12, 13, 14, and 15, in Block 15, Florence Field, all in the City of Omaha, Douglas County, Nebraska, as surveyed, platted, and recorded do hereby state, publish, and declare that all the lots above described shall be conveyed and shall be owned and held under and subject to the covenants, conditions, and restrictions (hereinafter referred to as covenants) herein set forth, to-wit:

1. The original period during which said covenants shall be operative shall begin with the date hereof and shall expire on the 1st day of January, 1966; at the expiration of said original period said covenants shall be automatically extended for successive periods of ten years each, unless prior to the expiration of any period, by a vote of a majority of the then owners of said lots, it shall be agreed to change said covenants in whole or in part.
2. Each of the covenants is in pursuance of a general plan for the development and improvement of said district and each of said covenants shall run with the land, and shall bind the premises herein described and every part thereof, and shall be binding upon every person who shall be the owner thereof during said period, and are and shall be for the benefit of each and every of said lots, and shall be enforceable by any owner of any of said lots.
3. All of said lots and each of them shall be subject to the right of the Nebraska Power Company and the Northwestern Bell Telephone Company, their successors, and lessees and assigns, to construct and maintain under-ground conduits in, and a joint pole line over and upon, the rear boundary line of said lots.
4. By accepting a deed to any of said lots the grantee shall thereby bind himself, his heirs, executors, administrators, assigns and grantees, to observe and perform all said covenants as fully as though said grantee had joined in this declaration.
5. Said premises shall be used and occupied for residence purposes exclusively.
6. No person other than of the Caucasian race shall be or become an owner or lessee of any part of said premises, or, except as a servant of the family living thereon, be granted the privilege of occupying the same.
7. No trailer, basement, excavation, tent, shack, garage, barn or other out-building erected, constructed or placed on any part of said premises 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.
8. No building shall be erected, constructed, altered, placed, or permitted to remain on any above described lots other than a single detached dwelling, and such dwelling shall front to the street upon which said lot abuts, and no part of such dwelling other than the cornice of its roof shall be nearer to the street line or lines of said lots than herein set out, as follows:

or a terrace may be attached to said dwelling and may project beyond said limitations.

9. The cost of such dwellings shall not be less than Thirty-five Hundred Dollars, exclusive of outbuildings.

IN WITNESS WHEREOF the said undersigned have set their hands this 28 day of July, 1941.

Walter A. Hansen  
Walter A. Hansen

Muriel A. Hansen  
Muriel A. Hansen

Owners of Lots 1, 2, 3, 4, 5, 6, and 8, in Block 231; Lots 1, 2, 3, 4, 5, 6, 7, and 8, in Block 238; and Lots 2, 3, 6, and 7, in Block 237, Florence, in the City of Omaha, Douglas County, Nebraska

Harry E. Judd Trustee  
Harry E. Judd, Trustee

Owner of Lots 1 and 2 in Block 16, Florence Field, Omaha, Douglas County, Nebraska

C. W. Martin Company

BY Charles H. Martin

Block 15  
Owner of Lots 12, 13, 14, and 15, in Florence Field, Omaha, Douglas County, Nebraska

STATE OF NEBRASKA)

ss.

COUNTY OF DOUGLAS) On this 28 day of July, 1941, before me, a Notary Public in and for said County, personally came the above named Walter A. Hansen and Muriel A. Hansen, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the above Declaration of Restrictive Covenants, and they acknowledged said Instrument to be their voluntary act and deed.

Witness my hand and Notarial Seal the date last aforesaid.

[Signature]  
Notary Public

My commission expires July 17, 1947

STATE OF NEBRASKA)

ss.

COUNTY OF DOUGLAS) On this 14 day of July, 1941, before me, a Notary Public in and for said County, personally came the above named Harry E. Judd, Trustee, who is personally known to me to be the identical person whose name is affixed to the above Declaration of Restrictive Covenants, and he acknowledged said Instrument to be his voluntary act and deed.

Witness my hand and Notarial Seal the date last aforesaid.

[Signature]  
Notary Public

My commission expires February 22, 1946

STATE OF NEBRASKA)