

366-17

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PROTECTIVE COVENANTS

KEYSTONE MEADOWS, INC., a Nebraska Corporation, being the owner of Lots 1 to 71 inclusive in Keystone Meadows, an Addition in Douglas County, Nebraska, does hereby state, publish and declare that all of said lots in said addition are, and shall be, owned and held under and subject to the covenants, conditions and restrictions herein set forth:

1. These covenants shall run with the land, and shall be binding on all parties and all persons claiming under them, for a period of twenty-five years from the date hereof.

If the Owner of any lot in said subdivision or any other persons 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 in said addition to prosecute any proceedings at law or in equity against the person or persons attempting to violate any such covenant or covenants, and either to prevent him or them from so doing, or to recover damages for such violation, but this instrument shall not be construed, placing any liability or obligation for its enforcement, upon the undersigned.

In validation of any 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.

2. All of said lots shall be known as residential lots. No structure shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single family dwelling,

not to exceed two stories in height and a private garage and no

4. Front yard, side yard, and rear yard requirements and area requirements for any lot shall be the same as provided by the ordinances of the City of Omaha, which may be in effect at the time any structure is erected.

5. No dwelling shall be erected on any lot in said addition unless the front of said dwelling be faced with brick or natural stone, to the extent of at least one-half of the lower ten feet of the front surface of said dwelling.

6. The exposed portion of all chimneys and the exposed portion of all foundations shall be faced with brick or natural stone, or shall be of painted concrete blocks or of painted concrete.

7. 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.

8. No trailer, basement, tent, shack, garage, barn, or other out building erected on any of said lots shall, at any time, be used as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence.

9. An easement is reserved over the rear five feet of each lot for the installation and maintenance of utility lines, this reservation including the right to excavate and trim or remove trees or shrubs on and over said five feet.

IN WITNESS WHEREOF, said KEYSTONE MEADOWS, INC. has hereunto caused these covenants to be signed, and its corporate seal to be affixed this 16th day of May, 1961.

KEYSTONE MEADOWS, INC.,

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 11th day of May, 1961, before me, the undersigned
a Notary Public in and for said County, personally came HAROLD
J. GROVE, President of KEYSTONE MEADOWS, INC., a corporation,
to me personally known to be the President and the identical
person whose name is affixed to the above instrument, and ack-
nowledged the execution thereof to be his voluntary act and deed
as such officer, and the voluntary act and deed for said corporation
and that the Corporate seal of the said corporation was thereto
affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha, Nebraska the
day and year last above written.

Virginia L. M... ..
Notary Public

