

John D. Bull and Louise Bull, husband and wife, owners of Suburban Homes, an Addition in Douglas County, Nebraska, being a part of the Northeast Quarter of Section 12, Township 15 North, Range 10, East of the 6th P.M., Douglas County, Nebraska, do hereby state, declare and publish that all said lots and shall be owned, conveyed and used under and subject to the following covenants, conditions and restrictions and easements. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1980, 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, except for Lot 22, Block 1, shall be used as residential lots.

## 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 outbuildings 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.

The buildings erected on the following lots shall have not less than 1200 square feet of floor space, not including garages. These include Lots, 7, 8, 9, 10, 11, 12, 13, 14 and 15, Block 3, Lots 1 to 18 inclusive in Block 4, and Lots 1 to 8 inclusive, Block 5, and Lots 14, 15, 16, 17, 18, 19, 20, 21 and 22 in Block 1.

## V.

The buildings erected on the remaining lots in this Addition (except Lot 22, Block 1) shall have not less than 900 square feet of floor space, not including garages.

## VI.

Lot 22, Block 1, is permitted to have a municipal water storage reservoir, said reservoir to be enclosed in an appropriate structure of residential appearance with not over 12 foot side wall and a hipped roof.

## VII.

All of the residences on all of said lots shall have not less than a 35 foot front yard and not less than a 5 foot side yard.

## VIII.

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.

Dated at Elkhorn, Nebraska, this 11 day of April, 1957.

AMENDMENT TO PROTECTIVE COVENANTS

John C. Bull and Louise Bull, husband and wife, owners of Suburban Homes, an addition in Douglas County, Nebraska, described as Part of the Northeast Quarter of Section 12, Township 15 North, Range 10, East of the 6th P.M., Douglas County, Nebraska (owners of all of said tract except the lots already sold, consent of the owners of said lots is affixed hereto) hereby amend the protective covenants dated April 11, 1957, recorded in Book 319 Page 677 of the Misc. Records of Douglas County Nebraska, as follows:

I.

Paragraph VII of said protective covenants shall be amended to read as follows: All of the residences on all of said lots (except those in Block 2) shall have not less than a 35 foot front yard and not less than a five foot side yard. Lots 1 to 8 inclusive, Block 2, shall have not less than a thirty foot front yard and not less than a five foot side yard.

II.

All other provisions of the protective covenants dated April 11, 1957 recorded in Book 319 Page 677 are hereby re-affirmed.

Dated this 18 day of May, 1957 at Elkhorn, Nebraska.

*John C. Bull*  
John C. Bull

*Louise Bull*  
Louise Bull

Consent to Above Amendment:

Jan W. Bull & Leonard Fallon, a co-partnership, doing business as Bull & Fallon, Builders, owners of Lot 1, Block 2, Suburban Homes.

By *Leonard Fallon*  
By *Jan W. Bull*

Owners of Lot 8, Block 5, Suburban Homes

*Elmer L. Peterson*  
Elmer L. Peterson

*Betty J. Peterson*  
Betty J. Peterson

STATE OF NEBRASKA )  
                                  ) ss  
COUNTY OF DOUGLAS )

On this 18 day of May, 1957, before me, a Notary Public in and for said County, personally came the above named