

FOR

ALL OF BELVEDERE VISTA, an Addition to the city of Omaha, Nebraska, as surveyed, platted and recorded in Douglas County; being located within the South Half of the Northwest Quarter of Section Thirty Three (33), Township Sixteen (16), North, Range Thirteen (13) East of the Sixth (6th) P. M., Douglas County Nebraska.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1st, 1962, at which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, 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 situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

A. All lots in the tract shall be known and described as residential lots.

No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one, detached, single family dwelling not to exceed one and one-half stories in height, and a private garage for not more than two cars.

B. Building set-back lines shall be as shown on recorded plat.

C. No residential structure shall be placed or erected on any building plot, which plot has an area of less than 6000 square feet, or a width of less than fifty two (52) feet at the front building set back line.

D. 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.

E. No trailer, basement, tent, shack, garage, barn, or other temporary or permanent building erected or moved onto the tract shall be used as a residence, temporarily or permanently.

F. No dwelling costing less than \$4,500. shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story porches and garages, shall be not less than 720 sq. ft. on the case of a one-story structure, nor less than 600 sq. ft. in case of a one and one-half story structure.

G. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

In witness whereof, we the undersigned, sole owners of Belvedere Vista, do voluntarily set our hands and seals this 30th day of January, 1942.

State of Nebraska  
County of Douglas SS

*Ray F. Johnson*  
*Virgil L. Johnson*