

PROTECTIVE COVENANTS

45-577

The undersigned hereby declares that the following covenants are to run with the land and shall be binding on all present and future owners or all or any part of the following described real estate; for a period of twenty-five years from the day these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Lots One (1) through One Hundred Forty Two (142) both inclusive, in Highview Addition, an Addition, as surveyed, platted and recorded in Sarpy County, Nebraska.

If the present or future owners of any of said lots or their grantees, heirs, or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

A. No lot shall be used except for residential purposes. No building 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 for not more than two cars, except that the existing structures on Lot One (1) that are currently standing at the time of platting of Highview Addition shall be allowed remain.

B. No dwelling shall be permitted on any lot described herein having a ground floor square foot area of less than 1000 square feet of living area for a 1 story house, or 900 square feet of living area on the first floor of a 1½ story or taller house. For split level and split entry plans, the foundation walls must enclose a minimum ground area of 1000 square feet of living area. The computation of living area shall be exclusive of porches, breezeways and garages, and in relation to bi-level, tri-level, split-level or split entry homes, there shall be excluded from the computation of minimum square feet any finished living area that has rooms above. All residences shall be constructed with a built-in, attached or basement garage for a minimum of one (1) car. except that duplex lots shall require a minimum of 700 square feet per dwelling unit and a minimum of 1400 square feet of ground floor area per structure.

C. In any event, no building shall be located on any lot nearer than 35 feet to front lot line, or nearer than 20 feet to any side street line. No building shall be located nearer than 7 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 25 feet to rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of a building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

D. No dwelling shall be erected or placed on any lot having a width of less than 65 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 7,200 square feet.

E. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 10 feet of each lot.

F. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

G. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be erected upon, or used, on any lot at any time as a residence, either temporarily or permanently.

H. Dwellings constructed in another addition or location shall not be moved to any lot within this addition.

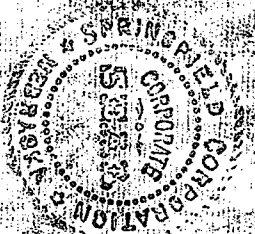
I. Public concrete sidewalks, four feet wide by four inches thick shall be installed in front of each improved lot and on side street of improved corner lots.

J. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

45-597B

Dated this 11 day of August, 1972.

In witness whereof we do hereunto set our hands this 11 day  
of August, 1972, A. D..



SPRINGFIELD CORPORATION

Jess J. Moore, Jr.  
Jess J. Moore, Jr., President

Attest

Gail A. Koch  
Gail A. Koch, Secretary

On this 11 day of August, 1972, A.D., before me a notary  
public duly commissioned and qualified in and for said County, personally  
came Jess J. Moore, Jr., President of Springfield Corporation, a  
Nebraska corporation, who is personally known to me to be the  
identical person whose name is affixed to the dedication of this  
plat and he did acknowledge the execution thereof to be his voluntary  
act and deed.

Witness my hand and Notarial Seal at Popillion, Nebraska,  
said county the date last aforesaid. Betty Miller

My commission expires on the 24th day of August, 1974.



47-187

MODIFICATION OF COVENANTS

The undersigned, being the owner of the following described real estate:

Lots One (1) through One Hundred Forty-Two (142), both inclusive, in Highview Addition, as surveyed, platted and recorded, in Sarpy County, Nebraska,

hereby modifies the protective covenants previously placed on said lots as recorded in Book 145, Page 577, of the Miscellaneous Records of the Register of Deeds of Sarpy County, Nebraska.

1. Covenant A is hereby amended to read as follows:

"A. No lot shall be used except for residential purposes. No building 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 for not more than two cars. This Covenant A shall have no application to Lot 1."

2. Covenant B is hereby amended to read as follows:

"B. No dwelling shall be permitted on any lot described herein having a ground floor square foot area of less than 1000 square feet of living area for a 1-story house, or 900 square feet of living area on the first floor of a 1½ story or taller house. For split-level and split-entry plans, the foundation walls must enclose a minimum ground area of 1000 square feet of living area. The computation of living area shall be exclusive of porches, breezeways and garages, and in relation to bi-level, tri-level, split-level or split-entry homes, there shall be excluded from the computation of minimum square feet any finished living area that has rooms above. All residences shall be constructed with a built-in, attached or basement garage for a minimum of one (1) car, except that duplex lots shall require a minimum of 700 square feet per dwelling unit and a minimum of 1400 square feet of ground floor area per structure. This Covenant B shall have no application to Lot 1.

3. Covenant C is hereby amended to read as follows:

"C. In any event, no building shall be located on any lot nearer

FILED FOR RECORD 4-1-74 AT 1:25 P.M. IN BOOK 47 OF Misc. Rec.  
PAGE 187 Carl L. Hibbel REGISTER OF DEEDS, SARPY COUNTY, NEB. 4450

Rec # 035530

47-18717

-2-

than 35 feet to front lot line, or nearer than 20 feet to any side street line. No building shall be located nearer than 7 feet to an interior lot line. No building shall be located on any interior lot nearer than 25 feet to rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of a building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot."

4. Covenant H is hereby amended to read as follows:

"H. Dwellings constructed in another addition or location shall not be moved to any lot within this addition." It is not the intention of this paragraph to exclude any newly constructed modular or component type construction.

5. Covenant I is hereby amended to read as follows:

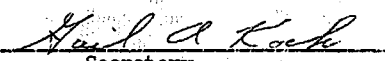
"I. Public concrete sidewalks, four feet wide by four inches thick shall be installed in front of each improved lot and on side street of improved corner lots."

Except as specifically amended above, the entire "Protective Covenants" document originally filed remains in full force and effect.

EXECUTED this 15 day of March, 1974.

SPRINGFIELD CORPORATION

By:   
President

Attest:   
Secretary

STATE OF NEBRASKA

COUNTY OF

NEBRASKA  
Larson

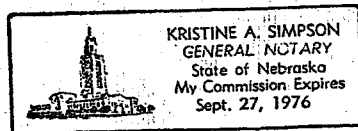
SS.

On this 15 day of March, 1974, before me,  
the undersigned a Notary Public in and for said County, personally  
came Jose J. Rame, Jr. and Harold A. Koch

Jose J. Rouse, Jr. and Harold A. Koch

\_\_\_\_\_, President and Secretary respectively, of SPRINGFIELD CORPORATION, to me personally known to be the President and Secretary and the identical persons whose names are affixed to the foregoing Modification of Covenants, and acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of the said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal the day and year last above written.



Kristen A. Simpson  
Notary Public

My Commission expires \_\_\_\_\_