

RESTRICTIVE COVENANTS

The undersigned, Lillian M. Jacobson, being the owner of all the Lots in Block 11, Calkins Sub-division of Mayfair, an Addition to the City of Omaha, Douglas County, Nebraska, which said Block has been re-platted, to be known as Replat of Block 11, Calkins Sub-division, and said Replat has been tentatively approved by the City Planning Commission of the City of Omaha, Nebraska, hereby makes declaration of the following Restrictive Covenants which shall apply to each of said Lots as shown on said tentative Replat:

1. All Lots in said Sub-division shall be residential Lots and no building shall be erected, placed upon or allowed to remain upon any such Lot other than one detached single family dwelling and garage. No dwelling house shall be constructed on or occupy a Lot in said Sub-division that does not have a ground area of at least One Thousand square feet, said area to be exclusive of garage.

2. No house shall be constructed thereon of cement blocks, cement bricks or of the construction known as prefabricated construction, except that the basement or foundation of any house may be of cement block construction.

3. There shall be no residing in basements, trailers, garages or other outbuildings, or structure of a temporary nature, and all basements constructed shall be completed by construction of the remainder of the dwelling within one year from the construction of the said basement.

These restrictive Covenants shall run with the land and shall be binding upon the owner thereof, her grantees, their heirs and assigns, and upon all subsequent purchasers for a period of fifty years from date hereof, and violation of any of said covenants shall give the grantor or her heirs the right to declare a forfeiture and reversion of title to her.

It is acknowledged that these Restrictive Covenants are being executed in order to induce the owners of property adjacent to this Sub-division to agree to the re-zoning of said property and the approval of the replat herein referred to by the City Planning Commission and the City Council of the City of Omaha, Nebraska. It shall therefore be lawful for any person or persons owning any real estate situated in said Sub-division or adjacent thereto to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any of the above Covenants, either to prevent him from so doing, or to recover damages or other dues for such violation.

Dated at Omaha, Nebraska this 23 day of May 1953

*Lillian M. Jacobson*  
Lillian M. Jacobson, Owner

State of Nebraska }  
County of Douglas } ss

Before me, the undersigned Notary Public for the aforesaid County and State, appeared personally Lillian M. Jacobson to be known to be the identical person who executed