

PROTECTIVE COVENANTS

BOOK 221 PAGE 207

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE made and entered into, by and between the undersigned property owners, in consideration of the mutuality of benefits and liability to keep and perform these obligations, and the sum of Two Dollars (\$2.00), each in hand paid for their mutual benefit and the best interests of said community and neighborhood comprising of these properties, they do hereby mutually covenant, obligate, promise and agree, each to the other, and for their respective heirs, assigns and successors, that no part of the lands now owned by the parties hereto, a more detailed description of said property being given under the respective signatures hereto, shall ever be used or occupied, sold, conveyed, leased rented or given to any person or persons, of race or blood, other than those of the Caucasian or White race.

1. These covenants are to run with the lands hereinafter described and shall be binding upon all parties hereto, their heirs, successors, agents, executors and assigns, and all persons claiming any interest in, to or under them, for the period of Twenty-five (25) years from and after February 1, 1947, at which time said covenants shall be automatically extended for successive periods of ten years unless a majority of the then owners of lots in Kirkwood Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, shall agree by an election in which the vote shall be by lots and the number of different interests in any lot shall not give any said lot more than one vote, to change said covenants in whole or in part.

2. It is further covenanted and agreed by and between the parties hereto, or any of them, their heirs, successors, executors and assigns that should they violate or attempt to violate any of the covenants herein contained, it shall then be lawful for any other person or persons owning any real property situated in Kirkwood Addition, an addition to the City of Omaha, Douglas County, Nebraska, to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate any such covenant or covenants; and to enjoin them from so doing and recover damages for such violations.

3. It is further covenanted and agreed and shall be binding upon all the parties hereto, their successors, assigns and agents, that Seventy Percent (70%) of the owners of Lots in any Block in Kirkwood Addition, an addition to the City of Omaha, Douglas County, Nebraska, shall upon filing notice of this indenture against the lots belonging to owners thereof who have not signed, shall bind said lots under these covenants, and they shall be entitled to benefits, and shall be liable for the obligations contained herein.

The undersigned duly qualified property owners each for himself says: I have personally signed this indenture, as my voluntary act and deed.

APPROVED and SIGNED, sealed and ordered recorded as to Lot 13 Block 4 Kirkwood an Addition to the City of Omaha, Douglas County, Nebraska as surveyed, platted and recorded.

March 5th 1947
E. L. Carr

Wm V. Hammond
3704 no 19th

APPROVED and SIGNED and ordered recorded as to Lot W 18 10 Block 4
Rickwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Carey
Witness

Mrs. Wilma Christensen
3715 Florence Blvd

APPROVED and SIGNED and ordered recorded as to Lot W 12 Block 4
Rickwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Carey
Witness

Mrs. I. J. Christian
3707 N. 20th

APPROVED and SIGNED and ordered recorded as to Lot W 13 Block 4
Rickwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

Mary Zurbano
Witness

Carmela Zurbano
3703 N. 20th

APPROVED and SIGNED and ordered recorded as to Lot W 11 Block 4
Rickwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Carey
Witness

Oswald Merica
3716 North 20th

APPROVED and SIGNED and ordered recorded as to Lot East 7 6 Block 4
Rickwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Carey
Witness

Estelle P. Jensen
3740 S. 27th St

APPROVED and SIGNED and ordered recorded as to Lot W 40 of 270 1st 5 Block 4
Rickwood Addition an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Carey
Witness

Paul Spangman
3812 S. 19th

APPROVED and SIGNED and ordered recorded as to Lot East 7 4 Block 4
Rickwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Carey
Witness

Victor M. Oest
3816 N. 11th

APPROVED and SIGNED and ordered recorded as to Lot 2 Block 4
Kirkwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Sauer
Witness

Messiah A. ...
3322 No 19th

APPROVED and SIGNED and ordered recorded as to Lot 14 Block 4
Kirkwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Sauer
Witness

Fred J. Smith
3817 Florence Blvd

APPROVED and SIGNED and ordered recorded as to Lot 3 Block 4
Kirkwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Sauer
Witness

Edna Baskins
3819 Florence Blvd

APPROVED and SIGNED and ordered recorded as to Lot 8-9 Block 4
Kirkwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Sauer
Witness

Lester A. Harmon
3723-3721 First Blvd
Block 8-4

APPROVED and SIGNED and ordered recorded as to Lot 2 Block 4
Kirkwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Sauer
Witness

Annie E. ...
3821 Florence Blvd

APPROVED and SIGNED and ordered recorded as to Lot 5 Block 4
Kirkwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Sauer
Witness

Helen Peterson
3805 Florence Blvd

APPROVED and SIGNED and ordered recorded as to Lot 6 Block 4
Kirkwood an Addition to the City of Omaha,
Douglas County, Nebraska, as surveyed, platted and recorded.

March 5th 1947

E. L. Sauer
Witness

Kenneth J. ...
3801 No 20th

