

PROTECTIVE COVENANTS

BOOK 393 PAGE 709

John C Bull and Louise Bull, husband and wife, owners of Suburban Home Addition No. 2, to Village of Elkhorn, Nebraska, (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 are 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 1st, 1966, 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 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 lots in this addition, shall have not less than 1150 square feet of floor space, not including garages.

V.

All of the residences on all of said lots shall have not less than 30 foot front yard and not less than a five (5) foot side yard.

VI.

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 12th day of February, 1963.

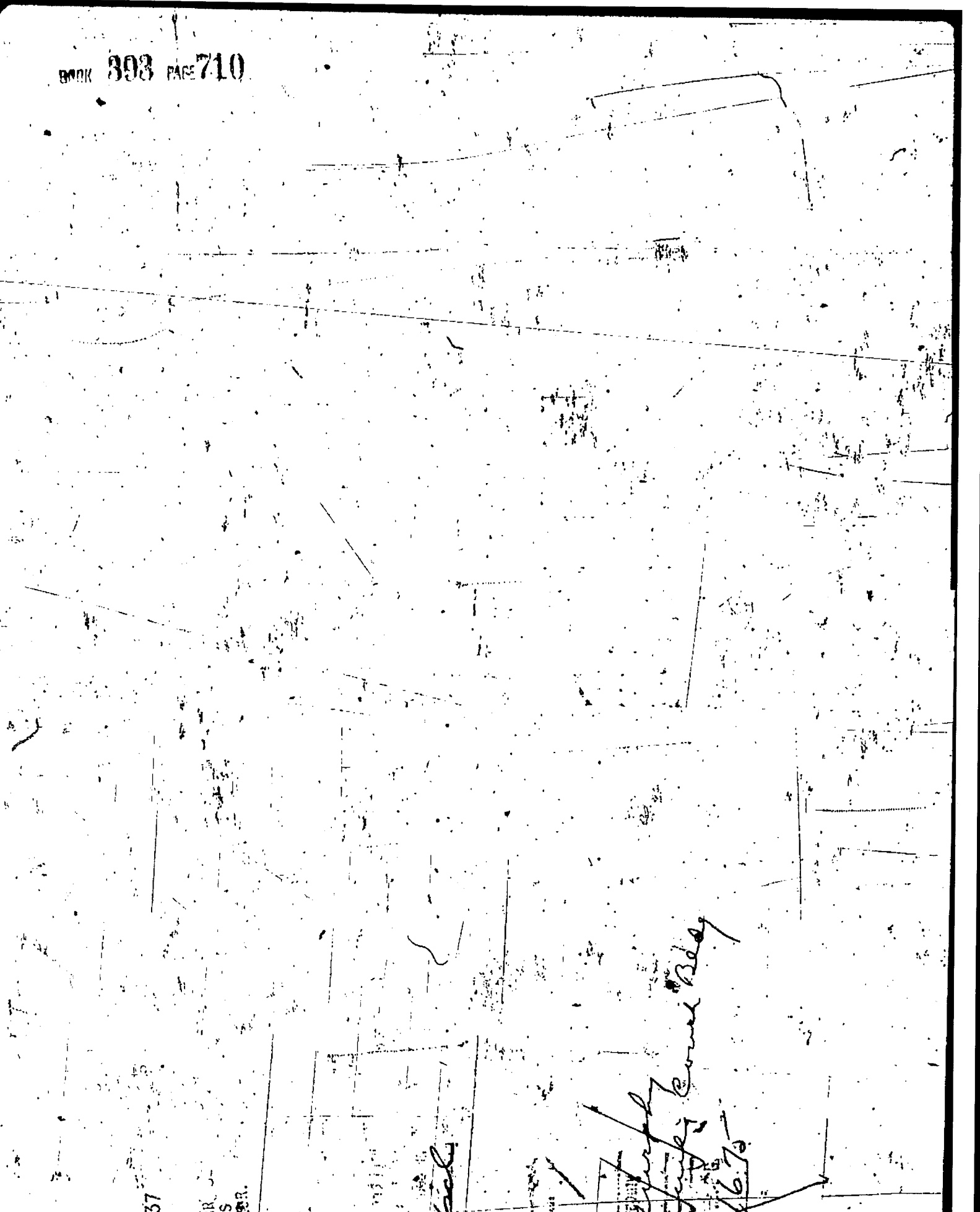
*John C. Bull*  
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*Louise Bull*  
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STATE OF NEBRASKA )

) SS

COUNTY OF DOUGLAS )

On this 12 day of February, 1963, before me, a Notary Public in and for said County, personally came the above named John C. Bull and Louise Bull, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the above instrument, and they acknowledged said instrument to be their voluntary act and deed.



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