

PROTECTIVE COVENANTS.

KNOW ALL MEN BY THESE PRESENTS:

That, Whereas, the undersigned are the record owners of Lots One (1) through Eight (8) of Hogan's Addition to the City of Papillion, Sarpy County, Nebraska:

Now, Therefore, the following restrictions and Protective Covenants are hereby placed on said Lots, to-wit:

1. 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 and one-half stories in height and a private garage for not more than two cars.

2. The ground floor area of the main structure, exclusive of one story open porches and garages shall be not less than nine hundred (900) square feet.

3. No building shall be located on any Lot nearer than thirty (30) feet to the front Lot line, or nearer than fifteen (15) feet to any side street line. No building shall be located nearer than five (5) feet to an interior Lot line.

4. No dwelling shall be erected or placed on any Lot having a width of less than sixty (60) feet at the minimum building setback line nor shall any dwelling be erected or placed on any Lot having an area of less than seventy-five hundred (7500) square feet.

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

6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any Lot, at any time, as a residence, either temporarily or permanently.

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these Covenants are recorded, after which time said Covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by

Recorded in the Register of Deeds of Sarpy County, Nebraska, on Sept. 14, 1924, at 11:15 A.M. Geo. F. Nicholson, County Clerk. \$1.75

Page -2-

Protective Covenants.

a majority of the then owners of the Lots has been recorded, agreeing to change said Covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

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. These Covenants shall apply to all Lots in Hogan's Addition to the City of Papillion, Sarpy County, Nebraska, which shall consist of Eight (8) Lots numbered from One (1) to Eight (8), inclusive.

Dated at Papillion, Sarpy County, Nebraska, this 20th day of September, 1956.

Dennis P. Hogan

Anne Hogan

State of Nebraska,)
(ss.
County of Sarpy.)

On this 20th day of September, A. D. 1956, before me, the undersigned, a Notary Public, duly commissioned and qualified for and residing in said county, personally came Dennis P. Hogan and Anne Hogan, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed.

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

Joseph H. Peterson
Notary Public.

Commission expires the 16th day of June, 1960.

