PROPEOTIVE COVERNMENTS AND BASEMENTS

TO MHOM IT MAY CONCERN:

The undersigned, who are all of the owners of all of the lots in Armittation to the City of Omaha, as surveyed, platted and recorded. Douglas County, Mebraski, do hereby state, declare and publish that all of the said lots are and shall be owned, conveyed and held under and subject to the following covenants, restrictions and easements, to wit:

- 1. All lots in said Armbrust Caks Estates shall be known, described and used as single-family residential lots. Not more than one structure shall be built on any one of said lots, provided, however, that this shall not prevent the use of a greater area than one lot as a single building site.
- 2. For each building and appurtenances thereto, erected upon said lots, there shall be a front yard having a depth of not less than 40 feet and there shall be a side yard of not less than 25 feet in width on each side thereof, lots bordering on two streets may face either street.
- 3. Each dwelling shall have not less than 1,800 square feet of liveable area for single-floor plans and not less than 2,200 square feet total liveable area for split level and 2-story plans. No basement, porch or gainge area may be counted toward square footage of liveable area.
- 4. Each dwelling shall have a garage of at least 2-car capacity and no capports effect be allowed.
- the first plat of Arabrust Cake Estates.
- 6. No fences shall be built in the front yard beyond the front line of any dealling. Fence-like structures designed by architects as part of house along shall, however, he approved so long as they do not extend the front yard or side yard space as described in No. 2 above.
 - 7. 111 exposed foundations shall be either brick or stone faced.
- * 5. So trailer, basement, shack, tent, garage, barn or other outbuilding proceed in this addition shall at any time be used as a residence, temporative or a temporary character in used as a residence.
 - S. Animals shall be limited to household pets.
- 10. Whent lots shall be tended so that their appearance is not
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- 13. If construction of the main residential structure on any lot is not commenced within 2 years from date on face of sriginal deed from undersigned, or if such construction is not completed within 3 years from said date, then in either case the undersigned shall have the exclusive option for 60 days thereafter to repurchase said lot from the then owner of record for the same price as the undersigned originally sold such lot. Said option, may be exercised by written notice and tender mailed to the then owner. This provision and option shall not preclude the right of any bona fide mortgagee to enforce its mortgage and foreclose and sell the same free and clear of this option.
- 14. These restrictions shall run with the land and be binding upon all persons for 25 years from date hereof. At expiration of such period they shall be automatically renewed for successive periods of 10 years unless changed in whole or in part by written agreement among the then comers of the majority of said lots, executed and recorded in the minher provided by law, except that the initial period of 25 years plus extensions shall not exceed 99 years.
- 15. Each of the provisions hereof is several and separable, and invalidation of any such provisions shall not affect any other provisions hereof.
- 16. The provisions hereof shall bind and inure to the benefit of the undersigned, his heirs and assigns, and to his grantees, both immediate and remote, and their heirs, devisees, personal representatives, successors assigns and grantees) and shall run with the land for the benefit of and imposed upon all subsequent owners of each of the lots in Arabitust Caks Estates.

In witness whereof, each of the undersigned have executed this instrument and have placed opposite their signatures the lots owned by them in said addition.

Donard I. Nogg Ogna Noggi.

Miles Allembried Trister & Herbert J. Armbrust, Trustee

owner of all lots in said Addition except Lot 19.

STATE OF MEBRASKA

COUNTY OF DOUGLAS

On this Lat day of Lett . 1969, before me, a motory hiblid in and for said County and Rhate, personally appeared Donald E. Hoss and own many tushand and with Being personally known to me to be the later identical personal personal personal water and answered the foregoing instrument limit that a classic identity their execution of adid instrument to be their columns.