COVENANT

LOTS: One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), Mayfair, an Addition in Douglas County, Nebraska, as surveyed, platted and recorded. Subject to the following restrictions, reservations and conditions, except such as may be waived in writing by the grantors or their heirs, or assigns to which said grantees, their heirs and assigns agree and accept. NAMELY:

FIRST: (Building regulations) Said premises shall be occupied for residential purposes exclusively from the date hereof until January 1, 1975 (Only one detached dwelling shall be erected on said Premises.) During this time no building nor any part of projection thereof except the cornice of roof shall at any time be erected or located on said premises or any part thereof, within 50 feet of the street on which said lot faces, nor any building or enclosed porch shall be nearer than 10 feet from the side lines of said premises; Also no building shall be erected on said premises or any part thereof within said period other than a single detached dwelling; Also the main dwelling of any story or story and a half house shall cover not less than 1500 square feet of ground area, including a one or two car attached garage, exclusive of overhanging projections, or enclosed porches and shall cost not less than $15,000. and shall be of frame, stone, brick, glass and brick veneer construction or a combination of two or more of said materials. Also before erecting a dwelling on said premises, plans and specifications for same, shall be presented to the above named grantors or their heirs or assigns or their duly appointed agents for their inspection and approval. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No trailer, tent, basement, shack, garage, barn or other out-buildings erected in the tract, shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

THIRD: (Grading of premises) During said period aforementioned, to-wit: Until January 1st, 1925, all dirt from the cellar, basement or other excavations on said premises shall be removed from the property and the general slope of said premises and terraces after the buildings have been erected thereon, shall remain substantially as it is at present, unless this provision shall be modified by written stipulation signed by the grantors.

FOURTH: An easement is reserved over the rear five feet of each tract for utility installation and maintenance.

FOURTH: Any future improvements such as water, sewer, gas or paving or putting crushed rock on the roads on which the property herein described abuts, if and when installed, the grantees hereinto agree to assume their share of said costs, if a majority of said owners agree to the contemplated improvements herein provided.

FIFTH: These premises shall never be sold to or occupied by any other than a member of the Caucasian race.

Daniel G. Cary

Cornelia S. Cary

State of Nebraska)
) ss.
County of Douglas)

On this 25th day of November A. D. 1925, Before me, a Notary Public in and for said County, personally came Daniel G. Cary and Cornelia S. Cary (husband and wife) who are personally known to me to be the identical persons whose names are affixed to the above instrument, and who acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

Alice M. Wallace
Notary Public

My commission expires on the 4th day of August, 1928

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6, '25