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RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the true and lawful owners of the real estate located in the City of Lincoln, Lancaster County, Nebraska, to-wit:

Lot 1, Block 5, Cripple Creek
Addition, a Subdivision in the City
of Lincoln, Lancaster County, Nebraska

do hereby create, adopt and establish the following restrictions against said lot and real estate, to-wit:

1. That any dwelling constructed shall face Pinewood Street, or north, and that the garage and driveway shall be on the west side of the lot, entering from 41st Street.
2. The ground floor area of the main dwelling building, exclusive of open porches, terraces and garages, shall not be less than 1,900 square feet, and shall be a one-story "ranch" type dwelling.
3. That the exterior of any dwelling erected on such lot shall consist of not less than seventy five (75%) percent brick or stone veneer.
4. That the construction of any dwelling or garage or outbuilding shall not be commenced until written approval is secured by the undersigned, their successors or assigns. The building plan submitted to the undersigned must show the size, exterior material, design and plot plan, and the undersigned reserve unto themselves, their successors and assigns the sole right to approve or reject any building plans if in their sole opinion, either the size, materials, design or plot plan conforms or does not conform to the general standard of development in the area.
5. These restrictions, reservations, limitations and covenants shall run with the land until any proposed change shall have been adopted in writing by the owners of the legal title to the subject lot and Lot 23, Block 3, Cripple Creek Addition, currently owned by the undersigned. It shall be lawful for any person or persons owning Lot 23, Block 3, Cripple Creek Addition, to prosecute and maintain any proceedings in law or equity against any person violating or attempting to violate the covenants and restrictions contained herein.

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6. No wiring, antenna or device for electrical power, telephone, television, radio or any purpose shall be permitted above ground except within the dwelling structure. Additionally, no vehicles, machinery, equipment, parts, trailers or accoutrements may be stored in the open on any lot. Any and all recreational vehicles, trailers or equipment shall be parked or stored in an enclosed structure if they are to be parked or stored on the lot more than ten (10) days per year. No trade, activity or business shall be carried on on said lot.

7. That these restrictions shall expire according to law on December 1, 2008, unless renewed.

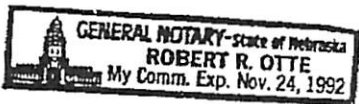
Dated this 17 day of January, 1992.

Robert J Rothwell
Robert Rothwell

Ann Rothwell
Ann Rothwell

STATE OF NEBRASKA)
) ss.
Lancaster County)

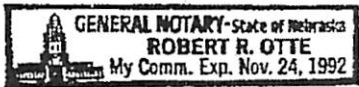
The foregoing document was acknowledged before me this 17 day of January, 1992, by Robert Rothwell, individually.



Robert R Otte
Notary Public

STATE OF NEBRASKA)
) ss.
Lancaster County)

The foregoing document was acknowledged before me this 17 ^{#11-00} day of January, 1992, by Robert Rothwell, individually.



Robert R Otte
Notary Public
LANCASTER COUNTY, NEB
NOTARY PUBLIC

bc/HH:2

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INST. NO. 92

1/17/92

Clck
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J.H.