

PROTECTIVE COVENANTS

Re: Lots One (1) to Eighty-seven (87),  
inclusive, Meadowbrook Homes, an  
Addition to the City of Omaha,  
Douglas County, Nebraska.

Come now JAMES E. WATKINS and RUTH D. WATKINS, the  
owners of Lots One (1) to Eighty-seven (87), inclusive, Meadow-  
brook Homes in Addition to the City of Omaha, Douglas County,  
Nebraska, and they hereby make the following covenants which are  
to run with the land and shall be binding on all parties, and all  
persons claiming under them, until June 1, 1974, at which time  
said Covenants shall be automatically extended for successive  
periods of ten years unless by vote of a majority of the then  
owners of the lots, it is agreed to change said Covenants in whole  
or in part.

If the parties hereto, or any of them or their heirs  
or assigns shall violate or attempt to violate any of the Covenants  
herein, it shall be lawful for any other person or persons owning  
any real property situated in said development or subdivision to  
prosecute any proceedings at law or in equity against the person  
or persons violating or attempting to violate any such covenant  
and either to prevent him or them from so doing or to recover  
damages or other dues for such violation.

Invalidation of any of these Covenants by judgment or  
Court order shall in no wise affect any of the other provisions  
which shall remain in full force and effect:

- A) All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.
- B) No building shall be erected nearer to the front lot line nor nearer to the side street line than permitted by the City of Omaha, Douglas County, Nebraska. In any event, no building shall be located on any residential building plot nearer than thirty-five (35) feet to the front lot line nor nearer to any side street line as provided by the City of Omaha, Douglas County, Nebraska. No building except a detached garage or other outbuildings located thirty-five (35) feet or more from the front lot line shall be located nearer than five (5) feet to any side lot line. No residence or attached appurtenance shall be erected on any lot further than 40 feet from the front lot line.
- C) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5,000 square feet or a width of less than 50 feet at the front building setback line.
- D) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- E) No trailer, basement, tent, shack, garage, barn or other outbuilding 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.
- F) The ground area of the main structure, exclusive of one-story open porches and garages, shall be not less than 720 square feet in the case of a one-story structure and 650 square feet in the case of a 1½ or 2-story structure.
- G) An easement is reserved over the rear 5 feet of each lot, and over 2 feet adjoining each side lot line, for utility installations and maintenance.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20 day of April, 1954.

WITNESS:

*Hubert W. Fule*      *Vance E. Watkins*  
*James C. McLean*      *Ruth D. Watkins*

STATE OF NEBRASKA }  
County of Douglas } SS

On this 20 day of April, 1954, before me, the undersigned, a Notary Public in and for said County, personally appeared VANCE E. WATKINS and RUTH D. WATKINS, who are personally known to me to be the identical persons who subscribed the foregoing Protective Covenants and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and date above.



*Hubert W. Fule*  
Notary Public

My Commission expires Dec 31, 1957

6.  
FILED IN AMERICAN HOME AND BEHOLD IN THE REGISTER OF PUBLIC DEEDS IN DOUGLAS COUNTY, NEBRASKA  
21 DAY April 1954 11:59 A      24.05