

FILED FOR RECORD 4-11-73 AT 4:02 P.M. IN BOOK 15 OF Miss
PAGE 125 REGISTER OF DEEDS, CASS CO., NEBR.
Betty Philpot \$ 6.25

Doc # 131

COMPARED

Howard Emerson Wiles, Jr. and
Norma Lea Wiles, husband and
wife,

TO
The Public

RESTRICTIVE COVENANTS FOR ROX RIDGE ACRES,
A Sub-Division in Cass County, Nebraska

The undersigned hereby declares that the following covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1, 1993.

Lots 1 through 15 inclusive, Rox Ridge Acres, a subdivision in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 36, Twp. 12 N., Rge. 13 E. of the 6th P.M., Cass County, Nebraska.

If the present or future owners of any of said lots, or their grantees, heirs, or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate 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 way affect any of the other provisions hereof, which shall remain in full force and effect.

A. Said lots shall be used only for single-family residential purposes and for accessory structures incidental to resident use.

B. No building shall be located on any plot nearer than 50 feet to the front line of the building plot, nor shall any building except a detached garage, be located nearer than 25 feet to any side line of any building plot.

C. No noxious or offensive trade or activity shall be carried on upon any plot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. That no inoperable automobile may be stored overnight anywhere within the boundaries of this addition.

D. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said real estate 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.

E. The ground floor enclosed area of single-family residential structures, exclusive of open porches and garages, shall be not less than 1,500 square feet for a one-story structure nor less than 900 square feet for a one and one-half story or taller structure. The main floor of a house with basement garage must contain at least 1,500 square feet of enclosed living space. Each dwelling must have garage space for at least two cars. If a substantial part of the above grade foundation wall of the front elevation of any residence shall be exposed the undersigned reserves the right to require that such front elevation exposed foundation wall shall be faced with brick, stone or brick veneer construction or some combination thereof. All exposed foundation walls of concrete blocks or concrete must be painted.

F. A perpetual license and easement is granted for the use and benefit of all present and future owners of lots in said subdivision to applicable local utility companies and their successors and assigns to erect, operate, maintain, repair and renew cables, conduits, and poles with the necessary supports, sustaining wire, cross arms, guys and anchors and other instrumentalities both above and below ground and to extend thereon wires for the carrying and transmission of electric current for light, heat and power and for telephone service above, upon and under a 5 foot strip of

Rox Ridges Acres

Plat and Dedication
Filed 4-11-73, in Book 8 at Page 32, Instrument No. _____
Grants a perpetual easement in favor of
Omaha Public Power District,
U.S. West Communications
Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and/or

for utility, installation and maintenance
on, over, through, under and across
or

a _____ foot wide strip of land abutting the front and the side boundary lines of all lots;
an _____ foot wide strip of land abutting the rear boundary line of all interior lots;
and a _____ foot wide strip of land abutting the rear boundary line of all exterior lots.

Does it include the following?? Yes or No (Circle One)

Also grants an easement to Metropolitan Utilities District _____ for utility,
installation and maintenance on, through, under and across a _____ foot wide strip of land
abutting all cul-de-sac streets.

Any additional info,

Dedicate to the public for public use the streets

Declaration of Covenants, Conditions, Restrictions and Easements,

Restrictive Covenants

Protective Covenants

or

Filed 4-11-73, in Book 15 at Page 125, Instrument No. _____
Omaha Public Power District,
U.S. West Communications
Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and/or

for utility, installation and maintenance
on, over, through, under and across
or

a 5 foot wide strip of land abutting the adjong rear and the side boundary lines of all lots;
an _____ foot wide strip of land abutting the rear boundary line of all interior lots;
and a _____ foot wide strip of land abutting the rear boundary line of all exterior lots.

Does it include the following?? Yes or No (Circle One)

Also grants an easement to Metropolitan Utilities District _____ for utility,
installation and maintenance on, through, under and across a _____ foot wide strip of land
abutting all cul-de-sac streets.

Does it include the Following?? Homeowners Association Yes or No. (Circle One)

Does it include the following ?? Possible Telephone Connection Charge Yes or No (Circle One)

Any additional info.

for Utility Companies for light, heat and power and
for telephone services

Easement Right of Way 1st, 2nd 3rd or _____ Amendment to _____
Dated _____ Filed _____, Book _____ at Page _____, Instrument No. _____

Case 15-402 filed 7-30-73 copy