

PROTECTIVE COVENANTS

MADLINE JACOBSON PROPERTIES, INC.

a Nebraska corporation,

to

WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Madeline Jacobson Properties, Inc., a corporation, sole owner of lots numbered 84 through 226, both inclusive, in ROXBURY, a Subdivision located in the Northeast Quarter of Section 8, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, for the mutual protection of the present owner and the subsequent owners of any of said lots does hereby covenant and declare that said lots numbered 84 through 226 inclusive shall be owned, conveyed and used under and subject to the following covenants, conditions, easements and restrictions herein set forth.

1. That said lots shall be used for residential and institutional purposes only.

2. No building shall be erected on any of said residential lots nearer than 35 ft. to the front line. No building shall be erected on any of said residential lots nearer than 7 ft. to any interior lot line. No building shall be erected on any of said residential lots nearer than 25 ft. to the rear lot line.

3. No one-story dwelling shall have a ground floor area of less than 900 square feet. No one and one-half story dwelling or two-story dwelling shall have a ground floor area of less than 800 square feet. Each unit of a duplex must have a minimum ground floor area of 700 square feet. In the case of split-entry type of construction wherein a portion of the ground floor area is below grade or in the basement, a minimum of 800 square feet must be on the ground floor area and a minimum of 150 square feet in the area below grade or in the basement. That said areas are exclusive of porches and attached garages.

4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected upon or used on any lot at any time as a residence, either temporarily or permanently. No dwelling constructed outside Roxbury Addition shall be moved on to any of the lots covered by these covenants.

5. No noxious or offensive activity shall be conducted or permitted on any lot, nor shall anything be done or suffered thereon which may be or may become an annoyance or a nuisance.

6. All lots shall provide offstreet parking for a minimum of 1 1/2 cars per single family residence or per unit in case of two-family dwellings. All single family dwellings shall have at least a one car garage.

7. Each owner, at the time of improving said lots, shall construct a public sidewalk built of Portland cement concrete 4 inches thick and 4 feet in width and located 4 feet from the curbline. The sidewalk shall be along the front of each lot and in the case of a corner lot also along the side street.

8. The owner of each lot shall be responsible for repairing all cuts made in the street adjoining his lot for installing or repairing water, gas or sewer lines serving said lot and for damages done to the street by any heavy equipment used in connection with said property.

9. A perpetual license is hereby reserved in favor of and granted to Northwestern Bell Telephone Company and Omaha Public Power District, their successors, lessees and assigns to repair, erect, maintain, operate and renew underground cables or conduits or poles with the necessary supports, sustaining wires, crossarms, guys and anchors, and other instrumentalities and to extend thereon wires for carrying and transmission of electric current for light, heat and power, and for telephone, telegraph and message purposes along, under and over the rear 5 feet of said lots and 5 feet on each side of said lots. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easementways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein. The said reservations and license shall include the right to excavate, trim or remove trees, shrubs, vegetation or other improvements thereon if necessary provided, however, that said side lot line easement is granted upon the specific conditions that if both of said utility companies fail to construct poles and wires, buried cables, along any of said side lot lines within 36 months of the record date hereof, or if any poles or wires are constructed but are thereafter removed without replacement within 60 days after their removal, this side lot line easement shall automatically terminate and become as to such, unused or abandoned easementways.

10. No building shall be erected on any of said lots without the prior written approval of plans and specifications by Madeline Jacobson Properties, Inc., a corporation, or its duly authorized agent.

The foregoing covenants shall run with the land and each person taking title to any of the said lots agrees to be bound by any of the said covenants the same as if written into the instrument under which the person acquires title to said lot or parcel of ground.

The covenants shall be binding upon all persons for a period of 20 years from and after the date of recording of this instrument. Each of the covenants contained herein is severable and separate. Invalidation of any one of these covenants by judgment or court order shall in no way affect the validity and enforceability of any of the other covenants or restrictions herein contained.

IN WITNESS WHEREOF, Madeline Jacobson Properties, Inc., a Nebraska corporation, being the owner of all said real estate, has executed these Covenants this 30th day of June, 1966.



By: Madeline Jacobson
President

Secretary
Secretary

STATE OF NEBRASKA

1988.

COUNTY OF DOUGLAS

On the day and year last above written before me, the undersigned, a Notary Public in and for said County, personally came Madeline Jacobson, President of Madeline Jacobson Properties, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Protective Covenants, and acknowledged the execution thereof to be her voluntary act and deed as such officer, and the voluntary act and deed of said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

My Commission expires:

Lana Cangelosi

Notary Public

August 17, 1970



THOMAS J. O'CONNOR
REGISTER OF DEEDS
DEPT. OF RECOR.

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PROTECTIVE COVENANTS

Madeline Jacobson Properties, Inc.,)
 a Nebraska corporation,)
 to)
 Whom It May Concern:)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Madeline Jacobson Properties, Inc., a corporation, sole owner of Lots 1 to 83 inclusive in Roxbury, a Subdivision located in the Northeast Quarter of the Northwest Quarter and the Northeast Quarter of Section 8, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, for the mutual protection of the present owner and subsequent owners of any of said lots, does hereby covenant and declare that said lots numbered 1 to 7 inclusive, and lots numbered 9 to 83 inclusive, shall be owned, conveyed, and used under and subject to the following covenants, conditions, easements, and restrictions herein set forth.

1. That said lots shall be used for residential and institutional purposes only.
2. No building shall be erected on any of said residential lots nearer than 35 ft. to the front lot line. No building shall be erected on any of said residential lots nearer than 7 ft. to any interior lot line. No building shall be erected on any of said residential lots nearer than 25 ft. to the rear lot line.
3. No one-story dwelling shall have a ground floor area of less than 900 square feet. No one and one-half story dwelling or two-story dwelling shall have a ground floor area of less than 800 square feet. Each unit of a duplex must have a minimum ground floor area of 700 square feet. In the case of split-entry type of construction wherein a portion of the ground floor area is below grade or in the basement, a minimum of 800 square feet must be on the ground floor area and a minimum of 150 square feet in the area below grade or in the basement. That said areas are exclusive of porches and attached garages.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected upon or used on any lot at any time as a residence, either temporarily or permanently. No dwelling constructed outside Roxbury Addition shall be moved on to any of the lots covered by these covenants.
5. No noxious or offensive activity shall be conducted or permitted on any lot, nor shall anything be done or suffered thereon which may be or may become an annoyance or a nuisance.
6. All lots shall provide offstreet parking for a minimum of 1 1/2 cars per single family residence or per unit in case of two-family dwellings. All single family dwellings shall have at least a one car garage.
7. Each owner, at the time of improving said lots, shall construct a public sidewalk built of Portland cement concrete 4 inches thick and 4 feet in width and located 4 feet from the curblin. The sidewalk shall be along the front of each lot and in the case of a corner lot also along the side street.
8. The owner of each lot shall be responsible for repairing all cuts made in the street adjoining his lot for installing or repairing water, gas or sewer lines serving said lot and for damages done to the street by any heavy equipment used in connection with said property.

9. A perpetual license is hereby reserved in favor of and granted to Northwestern Bell Telephone Company and Omaha Public Power District, their successors, lessees and assigns to repair, erect, maintain, operate and renew underground cables or conduits or poles with the necessary supports, sustaining wires, crossarms, guys and anchors, and other instrumentalities and to extend thereon wires for carrying and transmission of electric current for light, heat and power, and for telephone, telegraph and message purposes along, under and over the rear 5 feet of said lots and 5 feet on each side of said lots. The said reservations and license shall include the right to excavate, trim or remove trees, shrubs, vegetation or other improvements thereon if necessary provided, however, that said side lot line easement is granted upon the specific conditions that if both of said utility companies fail to construct poles and wires, buried cables, along any of said side lot lines within 36 months of the record date hereof, or if any poles or wires are constructed but are thereafter removed without replacement within 60 days after their removal, this side lot line easement shall automatically terminate and become as to such, unused or abandoned easementways.

10. No building shall be erected on any of said lots without the prior written approval of plans and specifications by Madeline Jacobson Properties, Inc., a corporation, or its duly authorized agent.

The foregoing covenants shall run with the land and each person taking title to any of the said lots agrees to be bound by any of the said covenants the same as if written into the instrument under which the person acquires title to said lot or parcel of ground.

The covenants shall be binding upon all persons for a period of 30 years from and after the date of recording of this instrument unless extended or modified by an instrument in writing executed by the owners of two-thirds (2/3) of all of the above described lots, which instrument is recorded as provided by law. Each of the covenants contained herein is severable and separate. Invalidity of any one of these covenants by judgment or court order shall in no way affect the validity and enforceability of any of the other covenants or restrictions herein contained.

IN WITNESS WHEREOF, Madeline Jacobson Properties, Inc., a Nebraska Corporation, being the owner of all said real estate, has executed these Covenants this 22nd day of October, 1965.

Attest:

By:

President

Secretary

STATE OF NEBRASKA)

) ss.

COUNTY OF DOUGLAS)

On the day and year last above written before me, the undersigned, a Notary Public in and for said County, personally came Madeline Jacobson, President of Madeline Jacobson Properties, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Protective Covenants, and acknowledged the execution thereof to be her voluntary act and deed as such officer, and the voluntary act and deed of said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

My Commission expires:

Notary Public

10 January 1966 3:40 P

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AMENDMENT TO PROTECTIVE COVENANTS

WHEREAS, Madeline Jacobson Properties, Inc., a Nebraska Corporation, did on October 22, 1965 publish and declare the following property, to-wit: Lots 1 through 7 inclusive, and Lots numbered 9 through 83 inclusive in Roxbury, a Subdivision in Douglas County, Nebraska, to be subject to the covenants recorded in Book 433 at Page 93 of Miscellaneous Records for Douglas County, Nebraska, and

WHEREAS, Madeline Jacobson Properties, Inc., a Nebraska Corporation, is at the date hereof, the sole owner and in possession of all the lots in said Roxbury except Lots 7, 43, 44, 57, 66, 72 through 77 inclusive, and 81 through 82 inclusive, and

WHEREAS, Madeline Jacobson Properties, Inc., is now the owner and holder of more than two-thirds (2/3) of the above described Lots in Roxbury and set forth in the covenants in Book 433 at Page 93 of Miscellaneous Records and intends to modify and amend said covenants pursuant to the provisions of Paragraph 10 of said covenants:

NOW, THEREFORE, Madeline Jacobson Properties, Inc., a Nebraska corporation, does hereby publish and declare that Lots 1 through 7 inclusive, and Lots 9 through 83 inclusive, Roxbury, to be subject to the following amendment to the original covenants recorded in Book 433 at Page 93 of Miscellaneous Records.

1. That so much of Paragraph 10 of the original covenants filed in Book 433 at Page 93 which provides as follows:

"The covenants shall be binding upon all persons for a period of 30 years from and after the date of recording of this instrument unless extended or modified by an instrument in writing executed by the owners of two-thirds (2/3) of all of the above described lots which instrument is recorded as provided by law"

be, and hereby is, deleted from said covenants.

2. That all of the above described lots shall be subject to the following covenant, to-wit:

"The covenants shall be binding upon all persons for a period of 20 years from and after the date of recording of this instrument".

That said covenant shall supplant and be substituted for the deleted portion set forth in Paragraph 1 above.

That in all other respects the original protective covenants, as recorded in Book 433 at Page 93 of the Miscellaneous Records, shall remain in full force and effect as recorded in said instrument.

DATED this 19th day of July, 1966.

MADELINE JACOBSON PROPERTIES, INC.

By Madeline Jacobson President
Carl J. Sipp Secretary

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On the day and year last above written, before me the undersigned a Notary Public in and for said County, personally came Madeline Jacobson, President of Madeline Jacobson Properties, Inc., to me personally known to be the President and identical person whose name is affixed to the above amendment to protective covenants and acknowledged the execution thereof to be her voluntary act and deed as such officer and the voluntary act and deed of said corporation, and that the corporate seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

My Commission expires:

Tina C. Anglin
Notary Public

August 17, 1970

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THOMAS J. GANNON
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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Mad.

Robert W. Peterson
MAIL 305 Service Building
OMAHA, NEBR. 68102

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PROTECTIVE COVENANTS

MADLINE JACOBSON PROPERTIES, INC.,
a Nebraska corporation,
to
WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Madeline Jacobson Properties, Inc., a corporation, sole owner of lots numbered 84 through 226, both inclusive, in ROXBURY, a Subdivision located in the Northeast Quarter of Section 8, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, for the mutual protection of the present owner and the subsequent owners of any of said lots does hereby covenant and declare that said lots numbered 84 through 226 inclusive shall be owned, conveyed and used under and subject to the following covenants, conditions, easements and restrictions herein set forth.

1. That said lots shall be used for residential and institutional purposes only.
2. No building shall be erected on any of said residential lots nearer than 35 ft. to the front line. No building shall be erected on any of said residential lots nearer than 7 ft. to any interior lot line. No building shall be erected on any of said residential lots nearer than 25 ft. to the rear lot line.
3. No one-story dwelling shall have a ground floor area of less than 900 square feet. No one and one-half story dwelling or two-story dwelling shall have a ground floor area of less than 800 square feet. Each unit of a duplex must have a minimum ground floor area of 700 square feet. In the case of split-entry type of construction wherein a portion of the ground floor area is below grade or in the basement, a minimum of 800 square feet must be on the ground floor area and a minimum of 150 square feet in the area below grade or in the basement. That said areas are exclusive of porches and attached garages.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected upon or used on any lot at any time as a residence, either temporarily or permanently. No dwelling constructed outside Roxbury Addition shall be moved on to any of the lots covered by these covenants.
5. No noxious or offensive activity shall be conducted or permitted on any lot, nor shall anything be done or suffered thereon which may be or may become an annoyance or a nuisance.
6. All lots shall provide offstreet parking for a minimum of 1 1/2 cars per single family residence or per unit in case of two-family dwellings. All single family dwellings shall have at least a one car garage.
7. Each owner, at the time of improving said lots, shall construct a public sidewalk built of Portland cement concrete 4 inches thick and 4 feet in width and located 4 feet from the curbline. The sidewalk shall be along the front of each lot and in the case of a corner lot also along the side street.

8. The owner of each lot shall be responsible for repairing all cuts made in the street adjoining his lot for installing or repairing water, gas or sewer lines serving said lot and for damages done to the street by any heavy equipment used in connection with said property.

9. A perpetual license is hereby reserved in favor of and granted to Northwestern Bell Telephone Company and Omaha Public Power District, their successors, leases and assigns to repair, erect, maintain, operate and renew underground cables or conduits or poles with the necessary supports, sustaining wires, crossarms, guys and anchors, and other instrumentalities and to extend thereon wires for carrying and transmission of electric current for light, heat and power, and for telephone, telegraph and message purposes along, under and over the rear 5 feet of said lots and 5 feet on each side of said lots. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easementways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein. The said reservations and license shall include the right to excavate, trim or remove trees, shrubs, vegetation or other improvements thereon if necessary provided, however, that said side lot line easement is granted upon the specific conditions that if both of said utility companies fail to construct poles and wires, buried cables, along any of said side lot lines within 36 months of the record date hereof, or if any poles or wires are constructed but are thereafter removed without replacement within 60 days after their removal, this side lot line easement shall automatically terminate and become as to such, unused or abandoned easementways.

10. No building shall be erected on any of said lots without the prior written approval of plans and specifications by Madeline Jacobson Properties, Inc., a corporation, or its duly authorized agent.

The foregoing covenants shall run with the land and each person taking title to any of the said lots agrees to be bound by any of the said covenants the same as if written into the instrument under which the person acquires title to said lot or parcel of ground.

The covenants shall be binding upon all persons for a period of 20 years from and after the date of recording of this instrument. Each of the covenants contained herein is severable and separate. Invalidation of any one of these covenants by judgment or court order shall in no way affect the validity and enforceability of any of the other covenants or restrictions herein contained.

IN WITNESS WHEREOF, Madeline Jacobson Properties, Inc., a Nebraska corporation, being the owner of all said real estate, has executed these Covenants this 3rd day of June, 1966.



By: Madeline Jacobson
President

J. J. J. J.
Secretary

STATE OF NEBRASKA)
) SS.
 COUNTY OF DOUGLAS)

On the day and year last above written before me, the undersigned, a Notary Public in and for said County, personally came Madeline Jacobson, President of Madeline Jacobson Properties, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Protective Covenants, and acknowledged the execution thereof to be her voluntary act and deed as such officer, and the voluntary act and deed of said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

My Commission expires;

Lana Canupla

Notary Public

August 17, 1970



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THOMAS J. O'CONNOR
REGISTER OF DEEDS
DAVID S. O'NEILL, MGR.

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PROTECTIVE COVENANTS

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MADELINE JACOBSON PROPERTIES, INC.,)
a Nebraska corporation,)
to)
WHOM IT MAY CONCERN:)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Madeline Jacobson Properties, Inc., a corporation, sole owner of lots numbered 360 to 368, both inclusive, 386 and 387, in ROXBURY, a Sub-division located in the Northeast Quarter of Section 8, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, for the mutual protection of the present owner and the subsequent owners of any of said lots does hereby covenant and declare that said lots numbered 360 to 368, both inclusive, 386 and 387, shall be owned, conveyed and used under and subject to the following covenants, conditions, easements and restrictions herein set forth.

1. That said lots shall be used for residential and institutional purposes only.
2. No building shall be erected on any of said residential lots unless the same conforms to the provisions of R5, 5th Residence District, as prescribed by the zoning ordinances of the City of Omaha, Douglas County, Nebraska.
3. No one-story dwelling shall have a ground floor area of less than 900 square feet. No one and one-half story dwelling or two-story dwelling shall have a ground floor area of less than 800 square feet. Each unit of a duplex must have a minimum ground floor area of 700 square feet. In the case of split-entry type of construction wherein a portion of the ground floor area is below grade or in the basement, a minimum of 800 square feet must be on the ground floor area and a minimum of 150 square feet in the area below grade or in the basement. That said areas are exclusive of porches and attached garages.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected upon or used on any lot at any time as a residence, either temporarily or permanently. No dwelling constructed outside Roxbury Addition shall be moved on to any of the lots covered by these covenants.
5. No noxious or offensive activity shall be conducted or permitted on any lot, nor shall anything be done or suffered thereon which may be or may become an annoyance or a nuisance.
6. All lots shall provide offstreet parking for a minimum of 1 1/2 cars per single family residence or per unit in case of two-family dwellings. All single family dwellings shall have at least a one car garage. Multiple family units shall have a minimum of one garage for each family unit.
7. Each owner, at the time of improving said lots, shall construct a public sidewalk built of Portland cement concrete 4 inches thick and 4 feet in width and located 4 feet from the curblinc. The sidewalk shall be along the front of each lot and in the case of a corner lot also along the side street.

8. The owner of each lot shall be responsible for repairing all cuts made in the street adjoining his lot for installing or repairing water, gas or sewer lines serving said lot and for damages done to the street by any heavy equipment used in connection with said property.

9. A perpetual license is hereby reserved in favor of and granted to Northwestern Bell Telephone Company and Omaha Public Power District, their successors, lessees and assigns to repair, erect, maintain, operate and renew underground cables or conduits or poles with the necessary supports, sustaining wires, crossarms, guys and anchors, and other instrumentalities and to extend thereon wires for carrying and transmission of electric current for light, heat and power, and for telephone, telegraph and message purposes along, under and over the rear 5 feet of said lots and 5 feet on each side of said lots. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easementways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein. The said reservations and license shall include the right to excavate, trim or remove trees, shrubs, vegetation or other improvements thereon if necessary provided, however, that said side lot line easement is granted upon the specific conditions that if both of said utility companies fail to construct poles and wires, buried cables, along any of said side lot lines within 36 months of the record date hereof, or if any poles or wires are constructed but are thereafter removed without replacement within 60 days after their removal, this side lot line easement shall automatically terminate and become as to such, unused or abandoned easementways.

10. No building shall be erected on any of said lots without the prior written approval of plans and specifications by Madeline Jacobson Properties, Inc., a corporation, or its duly authorized agent.

The foregoing covenants shall run with the land and each person taking title to any of the said lots agrees to be bound by any of the said covenants the same as if written into the instrument under which the person acquires title to said lot or parcel of ground.

The covenants shall be binding upon all persons for a period of 20 years from and after the date of recording of this instrument. Each of the covenants contained herein is severable and separate. Invalidity of any one of these covenants by judgment or court order shall in no way affect the validity and enforceability of any of the other covenants or restrictions herein contained.

IN WITNESS WHEREOF, Madeline Jacobson Properties, Inc., a Nebraska corporation, being the owner of all of said real estate, has executed these Covenants this 6th day of July, 1972.

MADELINE JACOBSON PROPERTIES, INC.,
a Nebraska Corporation

By: [Signature]
President

Attest:

[Signature]
Secretary

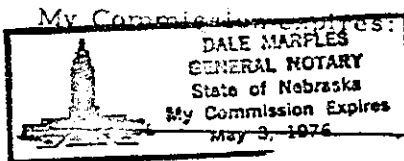


STATE OF NEBRASKA)
) SS
 COUNTY OF DOUGLAS)

On the day and year last above written before me, the undersigned, a Notary Public in and for said County, personally came Madeline Jacobson, President of Madeline Jacobson Properties, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Protective Covenants, and acknowledged the execution thereof to be her voluntary act and deed as such officer, and the voluntary act and deed of said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

Dale Marples
 Notary Public



ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 DAY OF *July* 1977 AT 1:13 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

1175

SIGNAL HILL PARK, INC.,
a Nebraska corporation,

to

WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Signal Hill Park, Inc., a corporation, sole owner of lots numbered 372 to 383, both inclusive, 390 to 409, both inclusive, in ROXBURY, a Subdivision located in the Northeast Quarter of Section 8, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, for the mutual protection of the present owner and the subsequent owners of any of said lots does hereby covenant and declare that said lots numbered 372 to 383, both inclusive, 390 to 409, both inclusive, shall be owned, conveyed and used under and subject to the following covenants, conditions, easements and restrictions herein set forth.

1. That said lots shall be used for residential and institutional purposes only.
2. No building shall be erected on any of said residential lots unless the same conforms to the provisions of R5, 5th Residence District, as prescribed by the zoning ordinances of the City of Omaha, Douglas County, Nebraska.
3. No one-story dwelling shall have a ground floor area of less than 900 square feet. No one and one-half story dwelling or two-story dwelling shall have a ground floor area of less than 800 square feet. Each unit of a duplex must have a minimum ground floor area of 700 square feet. In the case of split-entry type of construction wherein a portion of the ground floor area is below grade or in the basement, a minimum of 800 square feet must be on the ground floor area and a minimum of 150 square feet in the area below grade or in the basement. That said areas are exclusive of porches and attached garages.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected upon or used on any lot at any time as a residence, either temporarily or permanently. No dwelling constructed outside Roxbury Addition shall be moved on to any of the lots covered by these covenants.
5. No noxious or offensive activity shall be conducted or permitted on any lot, nor shall anything be done or suffered thereon which may be or may become an annoyance or a nuisance.
6. All lots shall provide offstreet parking for a minimum of 1 1/2 cars per single family residence or per unit in case of two-family dwellings. All single family dwellings shall have at least a one car garage. Multiple family units shall have a minimum of one garage for each family unit.
7. Each owner, at the time of improving said lots, shall construct a public sidewalk built of Portland cement concrete 4 inches thick and 4 feet in width and located 4 feet from the curbline. The sidewalk shall be along the front of each lot and in the case of a corner lot also along the side street.

8. The owner of each lot shall be responsible for repairing all cuts made in the street adjoining his lot for installing, or repairing water, gas or sewer lines serving said lot and for damages done to the street by any heavy equipment used in connection with said property.

9. A perpetual license is hereby reserved in favor of and granted to Northwestern Bell Telephone Company and Omaha Public Power District, their successors, lessees and assigns to repair, erect, maintain, operate and renew underground cables or conduits or poles with the necessary supports, sustaining wires, crossarms, guys and anchors, and other instrumentalities and to extend thereon wires for carrying and transmission of electric current for light, heat and power, and for telephone, telegraph and message purposes along, under and over the rear 5 feet of said lots and 5 feet on each side of said lots. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easementways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein. The said reservations and license shall include the right to excavate, trim or remove trees, shrubs, vegetation or other improvements thereon if necessary provided, however, that said side lot line easement is granted upon the specific conditions that if both of said utility companies fail to construct poles and wires, buried cables, along any of said side lot lines within 36 months of the record date hereof, or if any poles or wires are constructed but are thereafter removed without replacement within 60 days after their removal, this side lot line easement shall automatically terminate and become as to such, unused or abandoned easementways.

10. No building shall be erected on any of said lots without the prior written approval of plans and specifications by Signal Hill Park, Inc., a corporation, or its duly authorized agent.

The foregoing covenants shall run with the land and each person taking title to any of the said lots agrees to be bound by any of the said covenants the same as if written into the instrument under which the person acquires title to said lot or parcel of ground.

The covenants shall be binding upon all persons for a period of 20 years from and after the date of recording of this instrument. Each of the covenants contained herein is severable and separate. Invalidity of any one of these covenants by judgment or court order shall in no way affect the validity and enforceability of any of the other covenants or restrictions herein contained.

IN WITNESS WHEREOF, Signal Hill Park, Inc., a Nebraska corporation, being the owner of all of said real estate, has executed these Covenants this 6th day of July, 1972.

SIGNAL HILL PARK, INC., a Nebraska Corporation

By: [Signature] President

Attest:

[Signature]
Secretary

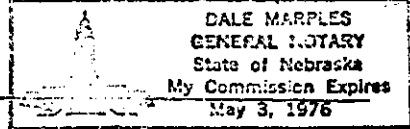


STATE OF NEBRASKA)
) SS
 COUNTY OF DOUGLAS)

On the day and year last above written before me the undersigned, a Notary Public in and for said County, personally came Madeline Jacobson, President of Signal Hill Park, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Protective Covenants, and acknowledged the execution thereof to be her voluntary act and deed as such officer and the voluntary act and deed of said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

My Commission expires:



Dale Marples
 Notary Public

10
 1760
 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 7 DAY OF July 1976 AT 1:16 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

MADELINE JACOBSON PROPERTIES, INC.,)
a Nebraska corporation,)
and)
SIGNAL HILL PARK, INC., a Nebraska)
corporation,)
to)
WHOM IT MAY CONCERN:)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Madeline Jacobson Properties, Inc., a corporation, and Signal Hill Park, Inc., a corporation, owners of lots numbered 369, 370, 371, 384, 385, 388 and 389, in ROXBURY, a subdivision located in the Northeast Quarter of Section 8, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, for the mutual protection of the present owner and the subsequent owners of any of said lots do hereby covenant and declare that said lots numbered 369, 370, 371, 384, 385, 388 and 389 shall be owned, conveyed and used under and subject to the following covenants, conditions, easements and restrictions herein set forth.

1. That said lots shall be used for residential and institutional purposes only.

2. No building shall be erected on any of said residential lots unless the same conforms to the provisions of R5, 5th Residence District, as prescribed by the zoning ordinances of the City of Omaha, Douglas County, Nebraska.

3. No one-story dwelling shall have a ground floor area of less than 900 square feet. No one and one-half story dwelling or two-story dwelling shall have a ground floor area of less than 800 square feet. Each unit of a duplex must have a minimum ground floor area of 700 square feet. In the case of split-entry type of construction wherein a portion of the ground floor area is below grade or in the basement, a minimum of 800 square feet must be on the ground floor area and a minimum of 100 square feet in the area below grade or in the basement. That said areas are exclusive of porches and attached garages.

4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected upon or used on any lot at any time as a residence, either temporarily or permanently. No dwelling constructed outside Roxbury Addition shall be moved on to any of the lots covered by these covenants.

5. No noxious or offensive activity shall be conducted or permitted on any lot, nor shall anything be done or suffered thereon which may be or may become an annoyance or a nuisance.

6. All lots shall provide offstreet parking for a minimum of 1 1/2 cars per single family residence or per unit in case of two-family dwellings. All single family dwellings shall have at least a one car garage. Multiple family units shall have a minimum of one garage for each family unit.

7. Each owner, at the time of improving said lots, shall construct a public sidewalk built of Portland cement concrete 4 inches thick and 4 feet in width and located 4 feet from the curbline. The sidewalk shall be along the front of each lot and in the case of a corner lot also along the side street.

8. The owner of each lot shall be responsible for repairing all cuts made in the street adjoining his lot for installing or repairing water, gas or sewer lines serving said lot and for damages done to the street by any heavy equipment used in connection with said property.

9. A perpetual license is hereby reserved in favor of and granted to Northwestern Bell Telephone Company and Omaha Public Power District, their successors, lessees and assigns to repair, erect, maintain, operate and renew underground cables or conduits or poles with the necessary supports, sustaining wires, crossarms, guys and anchors, and other instrumentalities and to extend thereon wires for carrying and transmission of electric current for light, heat and power, and for telephone, telegraph and message purposes along, under and over the rear 5 feet of said lots and 5 feet on each side of said lots. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easementways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein. The said reservations and license shall include the right to excavate, trim or remove trees, shrubs, vegetation or other improvements thereon if necessary provided, however, that said side lot line easement is granted upon the specific conditions that if both of said utility companies fail to construct poles and wires, buried cables, along any of said side lot lines within 6 months of the record date hereof, or if any poles or wires are constructed but are thereafter removed without replacement within 60 days after their removal, this side lot line easement shall automatically terminate and become as to such, unused or abandoned easementways.

10. No building shall be erected on any of said lots without the prior written approval of plans and specifications by Madeline Jacobson Properties, Inc., a corporation, and Signal Hill Park, Inc., a corporation, or their duly authorized agents.

The foregoing covenants shall run with the land and each person taking title to any of the said lots agrees to be bound by any of the said covenants the same as if written into the instrument under which the person acquires title to said lot or parcel of ground.

The covenants shall be binding upon all persons for a period of 20 years from and after the date of recording of this instrument. Each of the covenants contained herein is severable and separate. Invalidity of any one of these covenants by judgment or court order shall in no way affect the validity and enforceability of any of the other covenants or restrictions herein contained.

IN WITNESS WHEREOF, Madeline Jacobson Properties, Inc., a Nebraska corporation, and Signal Hill Park, Inc., a Nebraska corporation, being the owners of all said real estate, have executed these Covenants this _____ day of _____, 1972.

MADELINE J. COBSON PROPERTIES, INC.,
a Nebraska corporation,

By _____
President

Secretary

SIGNAL HILL PARK, INC., a Nebraska
corporation,

By _____
President

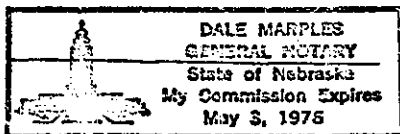
Secretary

BOOK 511 PAGE 708
STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On the day and year last above written before me the undersigned, a Notary Public in and for said County, personally came Madeline Jacobson, President of Madeline Jacobson Properties, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Protective Covenants, and acknowledged the execution thereof to be her voluntary act and deed as such officer, and the voluntary act and deed of said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

My Commission expires:



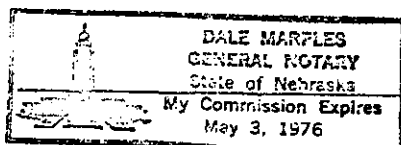
Dale Marples
Notary Public

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On the day and year last above written before me the undersigned, a Notary Public in and for said County, personally came Madeline Jacobson, President of Signal Hill Park, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Protective Covenants, and acknowledged the execution thereof to be her voluntary act and deed as such officer, and the voluntary act and deed of said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

My Commission expires:



Dale Marples
Notary Public

9
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEB.
7 DAY OF July 1976 AT 1:15 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS 1075

74-9497
BOOK 505 PAGE 107

PROTECTIVE COVENANTS

SIGNAL HILL PARK, INC.,)
a Nebraska corporation,)
to)
WHOM IT MAY CONCERN:)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Signal Hill Park, Inc., a corporation, sole owner of lots numbered 227 to 239, both inclusive; 242 to 302, both inclusive; and 323 to 359 both inclusive, in ROXBURY, a Subdivision located in the Northeast Quarter of Section 8, Township 14 North, Range 12 East of the 6th P. M., Douglas County, Nebraska, for the mutual protection of the present owner and the subsequent owners of any of said lots does hereby covenant and declare that said lots numbered 227 to 239, both inclusive; 242 to 302, both inclusive; and 323 to 359 both inclusive, shall be owned, conveyed and used under and subject to the following covenants, conditions, easements and restrictions herein set forth.

1. That said lots shall be used for residential and institutional purposes only.
2. No building shall be erected on any of said residential lots unless the same conforms to the provisions of R5, 5th Residence District, as prescribed by the zoning ordinances of the City of Omaha, Douglas County, Nebraska.
3. No one-story dwelling shall have a ground floor area of less than 900 square feet. No one and one and one-half story dwelling or two-story dwelling shall have a ground floor area of less than 800 square feet. Each unit of a duplex must have a minimum ground floor area of 700 square feet. In the case of split-entry type of construction wherein a portion of the ground floor area is below grade or in the basement, a minimum of 800 square feet must be on the ground floor area and a minimum of 150 square feet in the area below grade or in the basement. That said areas are exclusive of porches and attached garages.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected upon or used on any lot at any time as a residence, either temporarily or permanently. No dwelling constructed outside Roxbury Addition shall be moved on to any of the lots covered by these covenants.
5. No noxious or offensive activity shall be conducted or permitted on any lot, nor shall anything be done or suffered thereon which may be or may become an annoyance or a nuisance.
6. All lots shall provide offstreet parking for a minimum of 1 1/2 cars per single family residence or per unit in case of two-family dwellings. All single family dwellings shall have at least a one car garage. Multiple family units shall have a minimum of one garage for each family unit.
7. Each owner, at the time of improving said lots, shall construct a public sidewalk built of Portland cement concrete 4 inches thick and 4 feet in width and located 4 feet from the curblin. The sidewalk shall be along the front of each lot and in the case of a corner lot also along the side street.

8. The owner of each lot shall be responsible for repairing all cuts made in the street adjoining his lot for installing or repairing water, gas or sewer lines serving said lot and for damages done to the street by any heavy equipment used in connection with said property.

9. A perpetual license is hereby reserved in favor of and granted to Northwestern Bell Telephone Company and Omaha Public Power District, their successors, lessees and assigns to repair, erect, maintain, operate and renew underground cables or conduits or poles with the necessary supports, sustaining wires, crossarms, guys and anchors, and other instrumentalities and to extend thereon wires for carrying and transmission of electric current for light, heat and power, and for telephone, telegraph and message purposes along, under and over the rear 5 feet of said lots and 5 feet on each side of said lots. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easementways but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein. The said reservations and license shall include the right to excavate, trim or remove trees, shrubs, vegetation or other improvements thereon if necessary provided, however, that said side lot line easement is granted upon the specific conditions that if both of said utility companies fail to construct poles and wires, buried cables, along any of said side lot lines within 36 months of the record date hereof, or if any poles or wires are constructed but are thereafter removed without replacement within 60 days after their removal, this side lot line easement shall automatically terminate and become as to such, unused or abandoned easementways.

10. No building shall be erected on any of said lots without the prior written approval of plans and specifications by Signal Hill Park, Inc., a corporation, or its duly authorized agent.

The foregoing covenants shall run with the land and each person taking title to any of the said lots agrees to be bound by any of the said covenants the same as if written into the instrument under which the person acquires title to said lot or parcel of ground.

The covenants shall be binding upon all persons for a period of 20 years from and after the date of recording of this instrument. Each of the covenants contained herein is severable and separate. Invalidity of any one of these covenants by judgment or court order shall in no way affect the validity and enforceability of any of the other covenants or restrictions herein contained.

IN WITNESS WHEREOF, Signal Hill Park, Inc., a Nebraska corporation, being the owner of all of said real estate, has executed these Covenants this 22 day of November, 1971.

By: Madelaine Jacobson

President

Attest:

Paul H. Shunick
Secretary



STATE OF NEBRASKA)
) SS.
 COUNTY OF DOUGLAS)

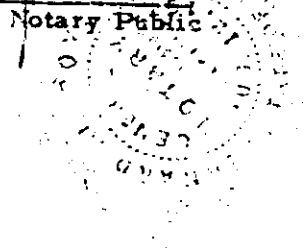
On the day and year last above written before me, the undersigned, a Notary Public in and for said County, personally came Madeline Jacobson, President of Signal Hill Park, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Protective Covenants, and acknowledged the execution thereof to be her voluntary act and deed as such officer and the voluntary act and deed of said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

My Commission expires.

August 17, 1973

James A. Boyle
 Notary Public



2. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 DAY OF November 19 71 AT 9:08 M. C. HAROLD OSTLER, REGISTER OF DEEDS

36.75

76-968T

EASEMENT

BOOK 512 PAGE 145

THIS AGREEMENT MADE and entered into this 28th day of April, 1972, by and between NORTHERN NATURAL GAS COMPANY, a Delaware corporation, hereinafter referred to as "Northern") and MADELINE JACOBSON PROPERTIES, INC., a Nebraska corporation and SIGNAL HILL PARK, INC., hereinafter referred to as "Owners").

WHEREAS, Northern is the holder of an Easement Grant covering the Northeast Quarter, Section 8, Township 14 North, Range 12 East of the 1st P.M. Douglas County, Nebraska, and other lands, all as described in the Easement Grant recorded in Book 335 of Miscellaneous Records at Page 119 and further defined with particularity in a Modification Agreement recorded in Book 432 of Miscellaneous Records at Page 535, all in the office of the Register of Deeds for Douglas County, Nebraska; and

WHEREAS, Owners have now platted the area in which Northern holds said easement rights and all of said land is now described by lot numbers in Roxbury, a Subdivision in Douglas County, Nebraska; and

WHEREAS, in the development of said area and in the paving of the streets in Roxbury it has become necessary to lower a segment of Northern's existing pipeline and relocate same. That to accomplish this end the Owners have agreed to grant additional easement ways and Northern has agreed to relinquish to Owners any existing easement way abandoned by said relocation, all as set forth in a separate contract executed between the Owners and Northern covering the cost of relocation.

NOW, THEREFORE, in consideration of the sum of One (\$1.00) Dollar and other valuable consideration, and the mutual covenants, promises and appearances of the Parties, as hereinafter set forth, it is agreed as follows:

1. That Madeline Jacobson Properties, Inc., a Nebraska corporation, and Signal Hill Park, Inc., a Nebraska corporation (Owners) do hereby grant, release, and relinquish unto Northern Natural Gas Company, a Delaware corporation, its successors and assigns, the right, privilege and easement to construct, maintain, and operate pipelines and appurtenances thereto, over and through the following described lands situated in the County of Douglas and State of Nebraska. The exact extent and location of the easement way granted by this instrument is set forth in Exhibits 1 through 28 inclusive, which are attached hereto and by reference made a part of this instrument, and shall control the easement description.

Lot 397 Roxbury Easement Description Exhibit 1					
" 396	"	"	"	"	2
" 395	"	"	"	"	3
" 359	"	"	"	"	4
" 358	"	"	"	"	5
" 357	"	"	"	"	6
" 356	"	"	"	"	7
" 351	"	"	"	"	8
" 385	"	"	"	"	9
" 384	"	"	"	"	10
" 383	"	"	"	"	11
" 382	"	"	"	"	12
" 381	"	"	"	"	13
" 380	"	"	"	"	14
" 379	"	"	"	"	15
" 378	"	"	"	"	16
" 377	"	"	"	"	17

Lot 375 Roxbury Easement Description Exhibit 18

" 374	"	"	"	"	19
" 373	"	"	"	"	20
" 372	"	"	"	"	21
" 371	"	"	"	"	22
" 370	"	"	"	"	23
" 322	"	"	"	"	24
" 321	"	"	"	"	25
" 305	"	"	"	"	26
" 304	"	"	"	"	27
" 303	"	"	"	"	28

To have and to hold unto the said Northern Natural Gas Company, its successors and assigns, so long as such pipeline and appurtenances thereto shall be maintained, together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, repairing, maintaining and replacing the property of Northern located thereon.

2. That Northern shall have all the rights and benefits granted to it in the original Easement Grant as recorded in Book 335 at Page 119 of the Miscellaneous Records and as modified by the instrument recorded in Book 432 at Page 535 of said Miscellaneous Records, and shall be bound by all the duties and obligations therein set forth.

3. That owners shall not build, create, construct, nor allow to be built, created or constructed, any building or other structure, nor alter the grade or permit such alteration anywhere on the land upon which Northern has been granted its easement rights without the written consent of Northern except when such alteration would be such as to leave the covering over said pipeline a depth of not less than 36 inches, and Northern hereby expressly grants to Owners herein the right to build, create or to construct hard surface roads and utility lines over, under and across the land upon which Northern has its easement rights. Prior to any construction in the vicinity of Northern's pipeline Owners will notify Northern of their plans and will take such reasonable precautions as may be necessary for the protection of Northern's facilities.

4. Notwithstanding any limitations stated or implied in the original Easement Grant, Northern shall and by these presents does have the right, privilege and authority to lay, construct, maintain, operate, inspect, alter, repair, remove, change the size of, replace or relocate at any time or from time to time, one or more additional pipelines at such locations upon the strip of land described in Paragraph 1 as it may choose. For each additional line which Northern constructs upon said strip of land, it shall pay Owners the consideration agreed to in the original Easement Grant within a reasonable time subsequent to the completion of the construction thereon.

This instrument and the covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

"NORTHERN"

"OWNERS"

By

L. J. Haas
Vice President

Attest:

F. H. Hurd
Assistant Secretary

MADELINE JACOBSON PROPERTIES, INC.

Madeline Jacobson
President

John H. Hurd
Secretary

SIGNAL HILL PARK, INC.

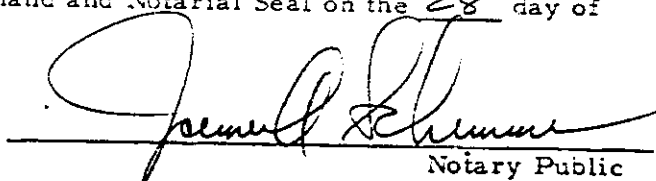
Madeline Jacobson
President

John H. Hurd
Sec'y

STATE OF NEBRASKA)
) SS
 COUNTY OF DOUGLAS)

Before me, a Notary Public qualified in said County, personally came Madeline Jacobson, President of Madeline Jacobson Properties, Inc., a Nebraska corporation, and also President of Signal Hill Park, Inc., a Nebraska corporation, who is known to me to be the President of said corporations and the identical person who signed the foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed as such officer and the voluntary act and deed of each of said corporations, and that the corporate seal of each corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal on the 28 day of April, 1972.


 Notary Public

My Commission expires:

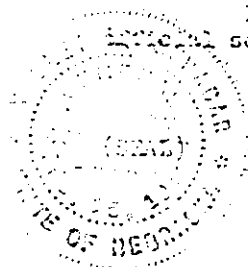
16 Nov 1975

STATE OF Nebraska

COUNTY OF Douglas

On this 21 day of June, 1972, personally appeared W. B. Haas, to me personally known, who being by me duly sworn did say that he is Vice President of Northern Natural Gas Company and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said W. B. Haas acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.




 Notary Public

My Commission Expires: February 15, 1975

Roxbury

Plat and Dedication

Filed 12-21-65, in Book 1273 at Page 661, 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

No lease

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,

Declaration of Covenants, Conditions, Restrictions and Easements,

Restrictive Covenants

X Protective Covenants
or

Filed 1-10-66, in Book 433 at Page 93, Instrument No. _____

X Omaha Public Power District,

U.S. West Communications

X Northwestern Bell Telephone Company

and any cable company granted a cable television franchise system,
and /or

for utility, installation and maintenance

X on, over, through, under and across
or

a 5 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.

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.

Easement Right of Way 1st, 2nd 3rd or _____ Amendment to P/C
Dated 7-19-66 Filed 7-26-66 Book 439 at Page 657, Instrument No. _____

Plat and Dedication,
Filed 8-26-66, in Book 1297 at Page 361, 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

No Easements on Plat

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.

Declaration of Covenants, Conditions, Restrictions and Easements,
Restrictive Covenants
☒ Protective Covenants
or

Dated 6-30-66, Filed 8-22-67, in Book 446 at Page 715, 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

For Piles and Underground Cables

a 5 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.

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

Any additional info.

Architectural Controls

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

(Roxbury)

Roxbury add

242 to 302

Plat and Dedication:

Filed 9-7-71, in Book 1438 at Page 652, 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

no lease

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,

Declaration of Covenants, Conditions, Restrictions and Easements,
Restrictive Covenants
Protective Covenants
or

Filed 11-24-71, in Book 505 at Page 107, Instrument No. _____

X Omaha Public Power District,
X U.S. West Communications
X Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and /or

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

rear

a 5 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.

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.

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