

## PROTECTIVE COVENANTS AND EASEMENTS

## TO WHOM IT MAY CONCERN:

The undersigned, who are all of the owners of all of the lots in Armburst Oaks Estates, an Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska, do hereby state, declare and publish that all of the said lots are and shall be owned, conveyed and held under and subject to the following covenants, restrictions and easements, to-wit:

1. All lots in said Armburst Oaks Estates shall be known, described and used as single-family residential lots. Not more than one structure shall be built on any one of said lots, provided, however, that this shall not prevent the use of a greater area than one lot as a single building site.
2. For each building and appurtenances thereto, erected upon said lots, there shall be a front yard having a depth of not less than 40 feet and there shall be a side yard of not less than 25 feet in width on each side thereof; lots bordering on two streets may face either street.
3. Each dwelling shall have not less than 1,800 square feet of liveable area for single-floor plans and not less than 2,200 square feet total liveable area for split level and 2-story plans. No basement, porch or garage area may be counted toward square footage of liveable area.
4. Each dwelling shall have a garage of at least 2-car capacity and no carports shall be allowed.
5. A five foot easement across, along, above and under the rear and side boundary lines of each of said lots is reserved for the construction, maintenance, operation and repair of sewer, gas, water, electric and telephone facilities, and each lot is also subject to easements shown on the final plat of Armburst Oaks Estates.
6. No fences shall be built in the front yard beyond the front line of any dwelling. Fence-like structures designed by architects as part of house plans shall, however, be approved so long as they do not extend into front yard or side yard space as described in No. 2 above.
7. All exposed foundations shall be either brick or stone faced.
8. No trailer, basement, shack, tent, garage, barn or other outbuilding placed in this addition 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.
9. Animals shall be limited to household pets.
10. Vacant lots shall be tended so that their appearance is not objectionable.
11. No trees, shrubs, hedges or other plants shall be maintained or planted in such proximity to any lot line as will interfere with the use of any street or walk or the unobstructed view of any street or walk sufficient for safety.



