

PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR  
 BEACON HILL, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA

PART A. PREAMBLE

1. These COVENANTS shall apply to Lots 1 thru 3, inclusive, Block 1; Lots 1 thru 7, inclusive, Block 2, all in Beacon Hill, a Subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.
2. Nothing herein contained shall in any way be construed as imposing upon the undersigned any liability, obligation or requirement for the enforcement of this instrument or any of its provisions, by the undersigned, except at the option of the undersigned.

PART B. RESIDENTIAL AREA COVENANTS.

1. This property is to be used for single family residential dwelling purposes only.
2. Any dwelling built hereon shall have a minimum first floor area of one thousand three hundred fifty square feet (1350), exclusive of porches and garages. It must have a garage with a minimum capacity of two standard full sized automobiles, the minimum floor area being at least four hundred (400) square feet.
3. Eighty percent of the exterior wall surface of the dwelling and garage, exclusive of windows and doors, must be of brick, brick veneer, stone, or stone veneer.
4. No additional accessory building may be erected hereon with an area of over three hundred (300) square feet.
5. No trailer, basement, shack, tent, garage, barn or other outbuilding, and no temporary structure hereon may be used as a residence at any time, either temporary or permanently. No noxious or offensive trade or activity shall be carried on, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.
6. Dwellings constructed in another addition or location shall not be moved to any lot within this addition.
7. The buildings on these lots must conform to the City of Omaha Codes for First Residential Zoning.
8. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.
9. No fence may be erected on this property that exceeds four and one-half (4½) feet in height.
10. Public concrete sidewalks, four feet wide by four inches thick, shall be installed in front of each improved lot, and on side street of improved corner lots. Where street width is 50 feet, the sidewalks are to be located five feet inside of curb.

PART C. GENERAL PROVISIONS

1. These COVENANTS are to run with the land and shall

2. If any of the owners of the property covered herein, their heirs, assignees, or grantees shall violate, or attempt to violate, any of these covenants, any of the owners of part or all of the property covered herein may prosecute any proceedings at law or equity against any violator, to prevent such violation, and/or to recover damages therefor.

3. Invalidation of any one 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.

Dated at Omaha, Nebraska, June 30, 1964

John V. Kiper

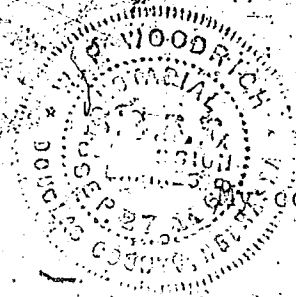
Golda A. Kiper  
Owners of above property

STATE OF NEBRASKA:  
  SS  
COUNTY OF DOUGLAS:

On this 3 day of JUNE, 1964, before me, a Notary Public in and for Douglas County, Nebraska, came John V. Kiper and Golda A. Kiper, husband and wife, to me personally known to be the identical persons whose names are affixed to the above instrument and acknowledged the above signatures as their voluntary act and deed.

W. Woodrick  
Notary Public

My commission expires July 2, 1968 1968.



225

ONNOE  
DEEDS

and filed  
in  
Office of  
Recorder  
for  
Douglas  
County,  
Nebraska

John V. Kiper  
Golda A. Kiper  
JUN 30 1964  
FMS

Return to:

Masters  
 6315 CENTER ST.  
 OMAHA NE.  
 ATTN:  
BOB

(5)

PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS  
AMENDMENT

The undersigned, a majority of all the owners of all the lots in Beacon Hill subdivision, Douglas County, NE., hereby eliminate Paragraph #10, Part B (residential area Covenants) as shown in the original Covenants dated June 3, 1954, filed August 10, 1964 in Book 415, Page 559, Misc. Records, Douglas County, NE.  
 DATED, this 30th day of January, 1993.

John V. Kiper  
 John V. Kiper Sr., Trustee under John V. Kiper Sr. Revocable Trust dated 8/13/1991.

Golda Kiper  
 Golda Kiper, Trustee under Golda Kiper Revocable Trust dated 8/13/91

Richard C. Kiper  
 Richard C. Kiper

Cynthia Kiper  
 Cynthia Kiper

Marvin D. Micheels  
 Marvin D. Micheels

Charlotte Micheels  
 Charlotte Micheels

STATE OF NEBRASKA )  
 ) SS  
 COUNTY OF )

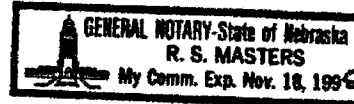
Subscribed and sworn to before me by John V. Kiper Sr., Trustee & Golda Kiper, Trustee, Richard C. Kiper & Cynthia Kiper, husband and wife, and Marvin D. Micheels & Charlotte Micheels, husband and wife, this 30th day of January, 1993.

RECEIVED

MAR 11 10 25 AM '93

GEORGE J. BUGLEWICZ  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NE

[Signature]  
 Notary Public



50174  
 CASH 50174 BK 1061 R 75A-562 FB DF-02120  
 TYPE MISC PG 95 C/O     COMP     SCAN KP  
 FEE 10.00 OF MISC LEG. PG. 95 LG     FV    

Lots 1 & 3 Bk 1  
 Lots 1-7 Bk 2

AFTER RECORDING, RETURN TO:

William E. Pfeiffer  
Attorney at Law  
11422 Miracle Hills Dr., #440  
Omaha, NE 68154

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

98 OCT 21 PM 3:38

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1267 619 MISC



15167 98 619-

AMENDMENT TO PROTECTIVE COVENANTS, RESTRICTIONS  
AND EASEMENTS FOR BEACON HILL, A SUBDIVISION  
IN DOUGLAS COUNTY, NEBRASKA

COMES NOW the undersigned, Intercessors of the Lamb, Inc., by and through its President, Sister Nadine M. Brown, and pursuant to Part C, Section 1, of the original protective covenants, restrictions and easements for Beacon Hill, a Subdivision in Douglas County, Nebraska, recorded August 10, 1964 at Book 415, Page 559, of the Miscellaneous Records of the Register of Deeds of Douglas County, hereby amend said covenants by deleting, in its entirety, Part B, Section 3, of said original covenants.

SIGNED this 19<sup>th</sup> day of October, 1998.

15167.00 OF-02120

INTERCESSORS OF THE LAMB, INC.,

FEE 10 FB  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP mb  
DEL \_\_\_\_\_ SCAN dc FV \_\_\_\_\_

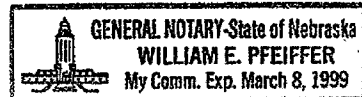
By: Sister Nadine M. Brown  
Sister Nadine M. Brown, Its  
President, Owners of Lots 2 and 3,  
Block 1, and Lots 1, 4, 5, 6 and 7,  
Block 2, Beacon Hill, Douglas  
County, Nebraska, being a majority  
of the lots in said subdivision.

STATE OF NEBRASKA )  
                              ) ss.  
COUNTY OF DOUGLAS )

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED this 19<sup>th</sup> day of October, 1998, by Sister Nadine M. Brown, President of the Intercessors of the Lamb, Inc., personally known to me, and who acknowledged that her execution of the foregoing instrument was her voluntary act and deed and the voluntary act and deed of said corporation.

William E. Pfeiffer  
Notary Public

My Commission Expires: MARCH 8, 1999



c:\wp\wep\AMENDPC3.254

Please record as to Lots 1, 2 & 3, Block 1, and Lots 1 through 7, Block 2, Beacon Hill.