INTRODUCED ADDITIONAL TO SERVING THE PROPERTY OF THE PROPERTY

Decision 6, 1953

The understand, RESCHORD REALTY COMPLET, a Metresian Comporation, being the countried Lots 6 to rough 11 inclusive and the Lasterly ten and nine-tenths (10.9) that of Lot 5, Block 5; and tote 39, 15, 16 and 17 in Block 2; all in Bridgeford addition, an Addition in Douglas County, Schreeke, as surveyed, platted and recorded, deed beauty state, declare and publish that all of said lots are and shall be county, countries, and hald under and subject to the following covenants, restrictions and measures, to-mits

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All lote shows described shall be known as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one single family deallings.

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So building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building lot nearer than thirty-five (35) fast to the front lot line, nor nearer than seventeen and one-half (19-1/2) fast to any side street line. So building, except a detached garage or other outbuilding located sixty-five (65) fast or more from the front lot line, shall be located marer than five (5) fast to may side lot line.

III.

The market with expectating shall the execute of places on any particles; there, while place has no more of local than first terrorise (5,000) examp finite or a width of how than first properties (60) that at the fresh building extend these.

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the guidant or officed to trade or nativity shall be entried to two ear is shall entitled to does thereon which my to or because as temporaries in minutes to the noighborhood.

to trailer, becomes, test, shock, garage, bare, or other collections exceed in the tract shall at any time be used so a residence temperarily or personnelly, are shall any structure of a temporary nature be used so 2 residence.

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No dwelling shall be permitted on any lot at a cost of low that Mix Thousand Dollars (\$6,000.00) based upon nost levels prevailing on the date these coverants are recorded, it being the intention and purpose of the coverant to assure that all dwellings shall be by a quality and workmanship and untertals substantially the same or bether them that which was be predeced on the date these coverants are recorded at the minimum cost stated bestin for the minimum permitted dwelling size. The ground floor area of the main structure, explicates of one-story open perches and garages, shall be not less them six hundred security (670) square feet for a consistory dwelling, nor less them six hundred (600) square feet for a dwelling of more than one story.

VII.

These coverients are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 196), at which time said coverants shall automatically be extended for successive parieds of ten (10) years unless by vote of a majority of the then owners of the lots it is agreed to change

Markey Diety Company-Protection Sommerts and Learning

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Will continue to their the repr.

TIII.

If his parties beyote, or may of their being or assigns, shall telebrar at assigns, shall related an attempt to violate my of the communication in shall be langual for any other parent or persons outing any real property situated in said development or persons related in proceedings at less or inequity against the person or persons related or attempting to violate any such covenant and either to prevent him or than from so doing or to recover damages or other dues for such violation.

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in to view effect any of the other provisions which shall remain in full force and effect.

Sothing contained in this instrument shall in any wise be construed as imposting upon the understand any limitity, obligation, or requirement for its

II.

Company and the Gunha Public Power District, their successors, lessees, and assigns, to erect and operate maintain, repair and renew poles with the necessary supports, sustaining wires, cross arms, guys and anchors, and other instrumentalities, and to extend thereon wires for carrying and transmission of electric current for lights, theat and power, and for all telephone, telegraph and message purposes, along the rear and side boundary lines of said lots for the use and benefit of the owners and occupants thereof.

IN WITHERS PHEREOF, the undersigned has caused this instrument to be executed by its president and its corporate seal to be affixed herete.

STATE OF TRUBUSTA COURT OF BOOLIS On these /67/ day of December, 1953, before to, Public in and for said County, personally same Iroin Deligators, Pri Bridgeford Realty Company, to an personally become to be the pr . person those name is affixed to the above institut thereof to be his voluntary act and doed as such officer and the voluntary sol of the said Bridgeford Realty Company, and the composate well of the said bridge Realty Company was thereto affined by the outhordby. . TI 1888 my hand and Notartal Soul at Chains in Said C last above written.

HATDORFORD ABOUTION PROTECTIVE COVENANTS AND RASHMENT

December 22, 1952

The undersigned, AIRIAN L. PAASSE, TRUSTEE, Chabs, Medicista, being the commer of Lots 12 to 13 inclusive, Block 1, and Lots is to 25 inclusive, Block 2, Bridgeford Addition, an Addition in Douglas County, Mebraska, as surveyed, platted and recorded, does hereby state, declars and publish that all of said lots are and shall be cased, conveyed, and held under and subject to the following covenants, conditions, restrictions and easements, to-wit:

I.

All lots above described shall be known as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one single family dwellings, except that two family dwellings may be erected and maintained on lots 17 to 25 inclusive, Block 2, Bridge ford Addition.

II.

No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. 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 than seventeen and one-half (17-1/2) feet to any side street line. No building, except a detached garage or other outbuilding located sixty-five (65) feet or more from the front lot line, shall be located nearer than five (5) feet to any side lot line.

III.

Mo residential structure shall be erected or placed on any building plot, which plot has an area of less than five thousand (5,000) square feet or a width of less than forty-five (15) feet at the front building setback line,

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No noxious or offensive trade or activity shall be carried on upon any

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To trailer, bedwent, thit, should greate, have, or other tested hing erected in the tract shall at any time to used as a residence temperature or parameter, nor shall any structure of a temperature distractor be used as a residence.

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Thousand Dollars (\$6,000.00) based upon cost lavels prevailing on the date these covenants are recorded, it being the intention and purpose of the occupant to assure that all dwellings shall be of a quality of worksmakin and naturals substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum persitted dwelling size. The ground floor area of the main structure, exclusive of one-story open portness and garages, shall be not less than six hundred seventy (670) square feet for a one-story dwelling, nor less than six hundred (600) square feet for a dwelling of more than one story

VII.

The easement affecting Lots 4 to 22 inclusive, and Lot 25, Block 2, Bridgeford Addition, is reserved as shown on the recorded plat for draining way purposes.

VIII.

parties and all persons claiming under them until Jenuary 1, 1962, at which time said covenants shall be automatically extended for successive parties of ten (10) years unless by vote of a majority of the them owners of the lots it is agreed to change said covenants in whole or in parts.

II.

If the particulations of any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be limit to 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 covenint and situate to pro-

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bredication of any one of these coverants by judgment or court order small in no wise affect any of the other provisions which shall remain in full force and effects.

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Nothing contained in this instrument shall in any wise be construed as importing upon the undersigned any limitity, chiligation, or requirement for its enforcement.

III.

phone Country and the Cache Public Power District, their successors, lessees, and seeding, to creat and operate, maintain, repair and renes poles with the necessary supports, districtly wires, cross ares, gays and anchors, and other instrumentalities, and to extend thereon wires for capitaling and translation of electric current for lights, heat and power, and for all telephone, telegraph and message purposes, along the rear and side boundary lines of said lots for the use and benefit of the owners and occupants thereof.

IN MINESS MERROF, the optersigned has hereunto set his hand and seal the day and year first above written.

STATE OF MERMASIA.)

On this 22 day of December, 1952, before me, the undereigned, a Motory Public, duly occasional and qualified for and residing in said County, personally case ADRIAN L. PARSEE, TRUSTEE, to me injure to be the identical person where none is affixed to the foregoing instrument, and admoviedged the same to be his voluntary act and deed.

G. C. WITHESS my hand and Moterial Seal the day and year last above written.

HITCHTON TOTAL

PROPERTY CONTRACTS AND MARKET

Cotober II. 1952

The impleredged, AMERIE I. FARSE, TRUSTEE, Cocks, Returned, being the course of Lots 1 to 11 implesive, Block 1. and Jate 1 to 3 inchairs, Mack 2; Spidesford Addition, an Addition in Douglas Churty, Mahracha, arthurstand, platter and recorded, does berefly state, declars and publish that \$11 to said lots are not shall be owned, conveyed, and held maker and subject to the fellowing powers and shall be considered, restrictions and essential, to sits

three shall be septised, altered, placed or persists of to remain on an reathestal building plot other than one single family dealtime, except that a ten family dealting may be arested and maintained on our 1 and 2, Block 1, Bris series and allers.

the side street line that the unliking setback lines show on the rescaled plat.

In My event, no building shall be located on any setdential relating storing than their contents of the fact to the fact lot line, and sensor than produce and containing (17-1/2) feet to the fact fixed time.

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But the state of the content later limits and the state of the later and the state of the later and the state of the later and the later later (5) feet to any state later.

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proceed in the that shall be appreciate by used to proceed to the shall my structure of a temporary distriction be precised by appreciation of the state of the s

No deality shall be provided do my lot at a cost of less than the those coverants are recorded, it being the intention and purpose of the coverant to assure that all deallings shall be of a quality of sectionability and naturally substantially the seas of better than that which can be produced on the date the coverants are recorded at the minimum cost stated herein for the minimum cost stated herei

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as shown on the caporded plats, for draining up papers.

Dayties and all persons claiming under them that James 1, 1962, as exist the said Daystaphe shall be automatically untarned for successive perturber of the (20) change said Coverage States States on the than sent of the (20) change said Coverage States States on the passes of the said sent of t

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BRIDGEFORD ADDITION

PROTECTIVE COVENANTS AND EASEMENTS

August 18, 1954

The undersigned; Bridgeford Realty Company, a Nebraska Corporation, being the owner of Lots 7 through 17, both inclusive, Block 4, Bridgeford Addition, an Addition in Douglas County, Nebraska, as surveyed, platted and recorded; and Lots 10 through 24 both inclusive, Block 3, Bridgeford Addition, an Addition in Douglas County, Nebraska, as surveyed, platted and recorded, does hereby state, declare and publich 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:

I.

All lots above described shall be known as residential lots; No structures shall be erected, altered, placed or permitted to remain on a residential plot other than one single family dwelling.

II.

No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building lot nearer than thirty-five (35) feet to the front lot line, nor nearer than seventeen and one-half (17-1/2) feet to any side street line. No building, except a detached garage or other outbuilding located sixty-five (65) feet or more from the front lot line, shall be located nearer than five (5) feet to any side lot line.

III.

No residential structure shall be erected or placed on any building plot, which plot has an area of less than five thousand (5,000) square feet or a width of less than forty-five feet at the front building setback line.

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No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

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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 nature be used as a residence.

VI.

No dwelling shall be permitted on any lot at a cost of less than Six Thousand Dollars (\$6,000) based upon the cost levels prevailing at the date of these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality and workmanship and materials substantially the same or better than that which can be procured on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than six hundred seventy (670) square feet for a one-story dwelling, nor less than six hundred (600) for a dwelling of more than one story.

VII.

The covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1963, at which time, said covenants shall automatically be extended for successive periods of ten (10) 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.

Bridgeford Realty Company -- rotective Covenants and Easements (Con't) Page -3-3

VIII.

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 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.

IX.

Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

X.

Nothing contained in this instrument shall in any wise be construed as imposing upon the undersigned any laability, obligation or requirement for its enforcement.

XI.

The undersigned hereby grants a license to the Northwestern Bell Telephone Company and the Omaha Public Power District, their successors, lessees, and assigns, to erect, operate, maintain, repair and renew poles with the necessary supports, sustaining wires, cross arms, guys and anchors, and other instrumentalities, and to extend thereon wires for carrying and transmission of electric current for lights, heat and power, and for all telephone, telegraph and message purposes, along the rear and side boundary lines of said lots for the use and benefit of the owners and occupants thereof.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its President and its corporate seal to be affixed hereto.

ROOK 290 PAGE 570

Bridgeford Realty Company -- Protective Covenants and Easements (Con't) Page -4-



BRIDGEFORD REALTY COMPANY, A Nebraska Corporation

Y Wy President

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ss.

On this 20 day of August, 1954, before me, the undersigned, a Notary Public in and for said County, personally came Irwin Bridgeford, President of the BRIDGEFORD REALTY COMPANY, to me personally known to be the President and the identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of the said BRIDGEFORD REALTY COMPANY, and the corporate seal of the said BRIDGEFORD REALTY COMPANY was thereto affixed by its authority.

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

Maroin Shund Notary Public

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BRIDGEFORD ADDITION

PROTECTIVE COVERABLES AND EASEMENTS

January 29, 1954

The undersigned BRIDGSFORD REALTY COMPANY, a Nebraska Corporation, being the owner of Lote 36, 40, 41, 42, 43 and 44 in Block 2, Bridgeferd Addition, an Addition to the City of Camba, in Douglas County, Mabraska, as surveyed, platted and recorded, does hereby, state, declare and publish that all of said lots are sail shall be owned, conveyed, and self under and subject to the following covenants, restrictions and easements, to-wit:

shall be erected, altered, placed or permitting to remain on any residential building plot other than one single family dwellings.

II.

No building shall be located nearer to the front lot line or nearer to the side street line than the building settack lines shown on the recorded plat. In any events no building shall be located on any residential building lot nearer than thirty—

[174 (35) feet to the front lot line, nor nearer than seventeen and one—half (17-1/2)

feet to any side street line. No building, except a detached garage or other outbuilding located sixty five— (65) feet or more from the front lot line, shall be located nearer than five (5) feet to any side lot line.

BRIDGEFORD REALTY COMPANY -- Protective Covenants and Essenants (Con't) :age -2-

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Which plot has an area of less than five thousand (5,000) square feet or a width of less than forty-five (15) feet at the front building setback line.

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No noxious or offensive trade or activity shall be carried on upon any let nor shall anything be done, thereon which may be or may be one an anneymor to the neighborhood.

No trailer, besempth tent, shack, arage, barn, or other estbuilding stracted in the tract shall at any time be used as a residence temporarily or paramently, hor shall any structure of a temporary nature be used as a residence.

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No semiling shall be permitted on any lot at a cost of less than Six Thomsand Collars (\$6,700.00) hased upon rost levels previiling on the fate these covenants are reported, it being the intertion and purpose of the covenant to assure that all implicate shall be of a quality and sortesanship substantially the same or better than that which can be produced on the late these commants are recorded at the sinisms cost stated herein for the minimum primitted desiling size. The ground floor area of the main structure, explusive of one-story open porches and garages, shall not be less than six hundred seventy (670) as there feet for a one-story when ling, nor less than six hundred (600) square feet for a smelling of more than one story.

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These governants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1963, at which time said rowmants shall be automatically extended for successive meriods of ten (10) years unless by vote of a majority of the then owners of the lots it is agreed to change said coverants in whole or in part.

Bridgeford Realty Company Protective Covenants and Eastennts (Conet) Page -3-

VIII.

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 persons or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or equity againful the person or persons violating or attemting to violate any aich covenant and either to prevent him on them from so loing or to recover damages or other lues for such violation.

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in no wise a fect any of the other provisions which shall remain(in full force, and effect

Follow contained in this instrument shall in any wise be construed as imposing upon the universimal any liability, obligation, or requirement for its

enforcement.

II.

The understand hereby grants a license to the Northwestern Bell Telephone toward and the Ochha Public Fower District, their suggessors, respects, and assigns, to erect and operate, maintain, repair, and rendw soles with the necessary subports, assiming wires, cross arms, guys and suchors, and other instrumentalities, and to extend thereon wires for carrying and transmission of electric current for lights, that and nower, and for all telephone, telegraph and message purposes, along the rear and sid boundary lines of said lots for the use and benefit of the owners and owners thereof.

IN JUNEOS WELEOF, the undersigned has cause to instrument to be executed by its President had its corporate seal a Tixed hereto.

Corporation STATE OF NEBRASKA COUNTY OF DOUGLAS. in this 27% day of January, 1954, before me, the undersigned, a Motasy Public in and for said County, personally came Irvin Bridgeford, President of the Bridgeford Realty Company, to we personally known to be the President and the identical person whose name is affixed to the above instrument, and acknowledged the execution. thereof to be his voluntary act and deed as such officer and voluntary act and deed of the said Bridgeford Realty Company, and the corporate seal of the said Bridgeford Realty Company was thereto affixed by its authority. WITNESS my hand and Motarial Scalight Smaha in said County the day and y las above written.