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JUN 12 2 58 PM '92

GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

**PROTECTIVE COVENANTS FOR GREENBRIER  
A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA  
LOTS 124 THRU 140**

Said covenants are to run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until July 1, 2015.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect. The undersigned reserves the exclusive right to modify or waive these covenants as to any lot or lots in cases where the undersigned deems it necessary or advisable in unusual circumstances or to prevent hardship.

1. Said lots shall be used only for single-family residential purposes except such lots or portions thereof, as may hereafter be conveyed or dedicated by the undersigned for public, church, educational or charitable uses.

2. No structures shall be erected, altered, placed or permitted to remain on any "residential building plot", as hereinafter defined, other than one detached single family dwelling, a private garage, attached breezeways, and other out-buildings incidental to residential areas.

3. No noxious or offensive trade or activity shall be carried on upon any plot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No posters or advertising signs of any kind except residential "For Sale" signs shall be erected on any building plot. No outside above-ground trash or garbage piles, burners, receptacles or incinerators shall be erected, placed or permitted on any building plot.

4. No trailer, basement, tent, shack, garage, barn or other out-building erected on said real estate shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

5. The ground floor enclosed living area of main residential structures, exclusive of open porches, open breezeways, basements and garages, shall be not less than the following minimum sizes:

1450 Square feet of finished living space and must enclose a ground area of not less than 1150 square feet.

For each single-family dwelling there must also be erected a private garage for not less than two cars.

6. No lot as originally platted shall be used as a building plot if it has been reduced below its original platted width; provided that parts of two or more platted lots may be combined into one building plot if the plot is at least as wide and as large in area as the largest of said lots as originally platted.

155-41 Area

Frank R Keyci  
3323 No 107 St.  
Omaha Ne 68134  
4926165

1016 Corp  
461-462  
Mort COMP  
C/O FEE 1850  
DEC 14 MC  
DEC 14 220 -

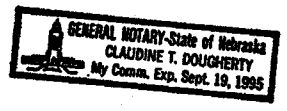
- 7. The exposed foundation walls of all main residential structures facing the street must be constructed of or faced with brick, stone or wood. All driveways must be constructed of concrete, brick, asphalt, or laid stone.
- 8. All dwellings shall be completed within one year after excavation for footing.
- 9. All dwelling units shall install a gallon recording type water meter that can be read from the outside through a glass block or remote reader.
- 10. A perpetual license is hereby reserved in favor of and granted to Northwestern Bell Telephone Company, Omaha Public Power District, The Peoples Gas Company, and all public utility companies now or hereafter operating within said addition, their successors and assigns, to go on, over, or under a five foot strip of land along all rear and side lines of all lots in said addition.

IN WITNESS WHEREOF, the undersignees, being the owner of all said real estate, have caused these presents to be duly executed this 10th day of June, 1992.

GREENBRIER

Executed: 6-12 - 1992

.....  
*Frank R. Kreyer*  
 .....



State of Nebraska  
 County of Douglas.....

The foregoing instrument was acknowledged before me on June 12, 1992  
 by Frank R. Kreyer  
 .....  
*Claudine T. Dougherty*  
 .....



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BOOK 1023 PAGE 309

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AMENDMENT TO  
PROTECTIVE COVENANTS FOR GREENBRIER  
A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA  
LOTS 124 THRU 140

The undersigned owners, who constitute all the owners of real property subject to the Covenants described herein, hereby modify and amend Paragraph No. 5 of the Protective Covenants for Greenbrier, which were recorded on June 12, 1992 in Book 1016, Page 461 of the Records of the Register of Deeds, Douglas County, Nebraska ("Covenants") in the following respects:

1,450 square feet of finished living space and must enclose a ground area of not less than 950 square feet.

In all other respects, the Covenants shall remain in full force and effect as written.

Dated this 20<sup>th</sup> day of July, 1992.

MHC  
19092  
A

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JUL 23 10 17 AM '92  
GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

Frank R. Krejci  
Frank R. Krejci  
Owner of Lots \* , Greenbrier

Larry D. Smith  
Larry D. Smith  
Owner of Lot(s) 139, Greenbrier

Lofi M. Krejci  
Lofi M. Krejci  
Owner of Lot(s) 139, Greenbrier

Gary Kruse  
Gary Kruse  
Owner of Lot(s) 133, Greenbrier

Betty Kruse  
Betty Kruse  
Owner of Lot(s) 133, Greenbrier

Betty Kruse  
Betty Kruse  
Owner of Lot(s) 133, Greenbrier

Betty Kruse  
Betty Kruse  
Owner of Lot(s) 133, Greenbrier

BK 1023 N COMP C/O FEE 18.50  
PG 309 N 310 DEL. V. MC 15  
OF 200 COMP of 00-14228

Frank Krejci  
3323 W. 107<sup>th</sup> St.  
Omaha Ne 68134

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS.

The foregoing instrument was acknowledged before me on the 20<sup>th</sup> day of July, 1992, by Frank R. Krejci.



Shannon Dudzinski  
Notary Public

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS.

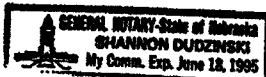
The foregoing instrument was acknowledged before me on the 20<sup>th</sup> day of July, 1992, by Larry D. Smith.



Shannon Dudzinski  
Notary Public

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS.

The foregoing instrument was acknowledged before me on the 20<sup>th</sup> day of July, 1992, by Lori M. Krejci.



Shannon Dudzinski  
Notary Public

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS.

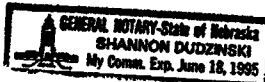
The foregoing instrument was acknowledged before me on the 20<sup>th</sup> day of July, 1992, by Gary Kruse.



Shannon Dudzinski  
Notary Public

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS.

The foregoing instrument was acknowledged before me on the 20<sup>th</sup> day of July, 1992, by Betty Kruse.



Shannon Dudzinski  
Notary Public