

PROTECTIVE COVENANTS AND RESTRICTIONS

FOR

THOMAS WOODS

KNOW ALL MEN BY THESE PRESENTS THAT: Whereas the undersigned are the owners of Lots 1 through 18 inclusive, in Thomas Woods, a subdivision in the County of Douglas, State of Nebraska, and are desirous of placing proper restrictions on said lots,

NOW THEREFORE, the following restrictions are hereby placed upon said lots:

1. No building shall be created, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling, and conforming to the following requirements:

TYPE OF DWELLING	MINIMUM AREA	LOCATION OF MINIMUM AREA
a. One story house with attached garage	1,200 sq. ft.	On the main floor, (Garage must be at approximately the same level as the main floor)
b. One story house with basement garage (Raised Ranch)	1,250 sq. ft.	On the main floor
c. One and one-half story house	1,000 sq. ft.	On the main floor
d. Two story house	1,500 sq. ft.	Total area above the basement level
	750 sq. ft.	Minimum area on the main floor
e. Split entry (Bi-level) house	1,200 sq. ft.	On the main floor
f. Tri-level (Split-level) house	1,400 sq. ft.	Total area above grade
g. For any house termed "Step-up" or "Split-level" wherein the family room is in the basement portion of the house, the above-grade minimum area requirement shall be 1,200 square feet of finished living area.		

The maximum height of a dwelling shall be two stories. A basement is not considered a story if it is 100% above grade on one side (rear) and essentially below grade on the other three sides. Area means finished habitable space measured to

4. No noxious or offensive 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.
5. No structure of a temporary character, trailer, basement, tent, shack, barn or other outbuilding shall be erected upon, or used on any lot at any time as a residence, either temporarily or permanently.
6. Dwellings shall not be moved from outside of Thomas Woods to any lot within this subdivision.
7. No unused building material, junk or rubbish shall be left exposed on any lot except during actual building operations. No repair of automobiles will be permitted outside of garages on any lot at any time.
8. No boat, camping trailer, auto-drawn trailer of any kind, mobile home or motorhome, truck, motorcycle, or other recreational vehicle shall be maintained, stored or kept on any lot for more than fifteen (15) days in any one calendar year, unless the same is completely enclosed within the garage on such lot, from public view. No grading or excavating equipment or other heavy machinery or equipment, vehicle undergoing repair, van or aircraft shall be stored outside the garage or in any manner left exposed on any lot at any time.
9. Except for the purpose of controlling erosion on vacant lots, no field crops shall be grown upon any lot at any time.
10. No incinerator or trash burner shall be permitted on any lot unless the same is incorporated into the dwelling and not exposed to view from the outside of the dwelling. No garbage or trash can or container or fuel tank shall be permitted to remain outside of any dwelling unless completely screened from view from every street and from all other lots in the subdivision. No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling except when in actual use unless completely screened from view from every street and from all other lots in the subdivision. No garage door shall be permitted to remain open except when entry to and exit from the garage are required. No clothesline shall be permitted outside of any dwelling at any time.
11. No animals, livestock, fowl or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets maintained within the dwelling may be kept, provided they are not kept, bred or maintained for any commercial purpose. It is intended specifically to prohibit horses, ponies or other animals sheltered outside the main dwelling except for the dog house permitted in paragraph number 12.
12. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on any lot except that a dog house for not more

14. A dwelling on which construction has begun must be completed within one (1) year from the date the foundation was dug for said dwelling.
15. Public sidewalks shall be constructed of concrete four feet wide by four inches thick, in front of each built-upon lot and along the street side of each built-upon corner lot. The sidewalks shall be placed at least four feet back of the street curb line and all continuous sidewalks shall be placed uniform distance back of the curb. Sidewalks shall be constructed by the then owner of the lot prior to time of completion of the main structure and before occupancy or use thereof; provided, however, this provision shall be varied to the extent required to comply with any subsequent requirements of the City of Omaha.
16. No fence shall be permitted in the front yard of any lot (forward of the front line of the dwelling on the lot.)
17. Architectural Control.

No building, fence, wall, driveway, patio, patio enclosure, rock garden, swimming pool, dog house, tree house, television antenna, radio antenna, flag pole or other external improvements above or below the surface of the ground shall be erected, placed, altered, or permitted to remain on any building plot, nor shall any grading, excavation or tree removal be commenced until the construction plans and specifications, a site grading plan and a plot plan showing the location of the structure or improvement have been approved in writing by Dodge Investments, Ltd. #7204, or its assigns, which shall consider such plans and specifications with regard to type, quality and use of exterior materials, exterior design, location of improvements upon the building plot, and proposed finished grades; provided that Dodge Investments, Ltd. #7204, specifically reserves the right to deny permission to construct any type of structure or improvement which it determines will not conform to its master plan for development of the subdivision.

The approval or disapproval of the undersigned Dodge Investments, Ltd. #7204, or its assigns as required in these covenants shall be in writing. Failure of Dodge Investments, Ltd. #7204, or its assigns to give either written approval or disapproval of a submitted plan within thirty (30) days after submission of said plan, by mailing such written approval or disapproval to the last known address of the applicant for approval as shown on the submitted plan, shall operate to release such building plot from the provisions of this paragraph.

18. All telephone and electric power service lines from property line to dwelling shall be underground.

These covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded.

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

BOOK 621 PAGE 318

On the date last above-written before me, a Notary Public, duly commissioned and qualified in and for said County, personally came the above-named R. H. Abernathy, Jr., Vice President of N. P. Dodge Company, a Nebraska corporation, General Partner of Dodge Investments, Ltd. 7204, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice President of N. P. Dodge Company, a corporation, and acknowledged the instrument to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and of said Limited Partnership.

WITNESS my hand and official seal, at Omaha in said County, the date aforesaid.



Notary Public

My Commission Expires:

