

RESTRICTIVE COVENANTS

The undersigned, CARRIAGE HILL, INC., hereby declares that the following 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 August 1, 1988.

Lots 81 to 144 inclusive, in Carriage Hill, 4th Platting, a Subdivision located in a part of the North Half of the Northwest Quarter of Section 35, Township 14 North, Range 12 East of the 6th P.M. in Sarpy County, Nebraska.

1. All of the lots hereinabove described shall be used exclusively for residential purposes and no buildings shall be erected, altered, placed, used or permitted to remain on any lot other than one detached single family dwelling, not to exceed two stories in height, and a private garage for not more than three cars.
2. (a) The minimum building set back line for dwellings, excluding steps and open porches, shall be as follows:
 1. Front Yard - 35 feet.
 2. Side Yard - 10 feet.
 3. Rear Yard - 25 feet.
 4. Corner lot, side yard set back on side yard - street side, shall not be less than 17-1/2 feet.
 (b) Garages, if detached, shall be located so that the rear thereof is not less than ten feet from the rear lot line.
3. The main floor, exclusive of garage and open porches, shall have a minimum area as follows:
 1. One story or split level, with garage attached, 1050 square feet.
 2. One story, garage detached or in basement 1100 square feet.
 3. One and One-half or two stories with garage attached, first floor area 750 square feet, with minimum total finished area of 1250 square feet.

One and One-half or two stories, with garage detached or in basement, main floor area 850 square feet, with minimum total finished area of 1250 square feet.
 4. No building shall be erected without an enclosed garage with a minimum capacity of one automobile.
 5. No building shall be erected, constructed, altered, placed or permitted to remain on any lot until the plans and specifications and set back requirements have been approved in writing by Carriage Hill, Inc. This restriction shall terminate ten years after the date hereof.
 6. No noxious or offensive trade or activities shall be carried on on any lot, or shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No fences shall be erected in front of the main residential structure, and hedges shall not exceed three feet in height. All lots shall be free and clear of all trash and debris.

FILED FOR RECORD IN SARPY COUNTY NEB Jan 14 1968 AT 2:00 O'CLOCK P.M.
AND RECORDED IN BOOK 48 OF Grand View PAGE 151

Alvin R. ... REGISTER OF DEEDS 5-50

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