

PROTECTIVE COVENANTS

LOTS 1 THROUGH 184, INCLUSIVE, CROSSKEY VILLAGE-EAST, BEING A REPLATTING OF LOTS 1, 2, 3 AND PART OF LOT 13, CROSSKEY VILLAGES, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN PART OF SECTION 8, T 15 N, R 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

KNOW ALL MEN BY THESE PRESENTS, that the Undersigned, owners of Lots 1 through 184, inclusive, Crosskey Village-East, being a replatting of Lots 1, 2, 3 and part of lot 13, Crosskey Villages, a subdivision as surveyed, platted and recorded in part of Section 8, T 15 N, R 12 East of the 6th P.M., Douglas County, Nebraska ("Property"), have created, declared, adopted and established the following restrictions upon the Property for the use and benefit of themselves, their heirs, successors and assigns, for the purpose of controlling, governing and regulating the ownership, encumbrance, use and occupancy of said Property; said restrictions to be enforceable by any individual or entity at any time holding record title to any part of the Property:

1. Use Restrictions. No lot shall be used except for residential purposes. No building shall be erected, altered, placed 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. "Lot", as used herein, shall mean a lot as now platted or a parcel of the Property comprised of parts or all of two or more lots as so platted; Provided that the parcel so used shall comply with Article 4, hereof. No duplex construction shall be permitted.
2. Living Area. In any case, no dwelling shall be permitted on any lot described herein, having a ground floor square foot area of less than 1,000 square feet in the case of a one-story structure, nor less than 800 square feet in the case of a one and one-half or two-story structure, exclusive of porches and garages.
3. Set-Back. In any event, no building shall be located on any lot nearer than 35 feet to front lot line, or nearer than 20 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that a three-foot side yard shall be permitted for a garage or other accessory building located 35 feet, or more, from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, Provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
4. Minimum Lot Size. No dwelling shall be erected or placed on any parcel of the Property leaving a width of less than the smallest platted Lot at the minimum building set-back line, nor shall any dwelling be erected or placed on any parcel having an area of less than the smallest platted lot.

MODIFICATION OF PROTECTIVE COVENANTS

Lots 1 through 184, inclusive, Crosskey Village-East, being a replatting of Lots 1, 2, 3 and Part of Lot 13, Crosskey Villages, a Subdivision as surveyed, platted and recorded in part of Section 8, T15N, R12 east of the 6th P.M., Douglas County, Nebraska. (the "Real Estate")

THIS AGREEMENT is made as of this 1st day of March, 1984, by the undersigned parties, all being residents of Douglas County, Nebraska. Each of the undersigned is one of the owners of the Real Estate as located in the Crosskey Villages Subdivision and wish to modify certain protective covenants ("Protective Covenants") applying to the Real Estate which were filed on the 22 day of August, 1978, at Book 602, Page 50 of the Miscellaneous Records of Douglas County, Nebraska in the following particulars only:

With respect to Section 3. Set-Back. The first sentence of such Section is hereby modified and amended to read as follows:

In any event, no building shall be located on any lot nearer than twenty-five (25) feet to front lot line, or nearer than twenty (20) feet to any side street line.

The balance of such Protective Covenants shall continue on in full force and effect and are hereby ratified and affirmed by the undersigned.

Owner of lot(s)

Christ A. Bremmer 166
Randy J. Bremmer

Randy J. Bremmer

David M. Lichtenauer 168
David M. Lichtenauer

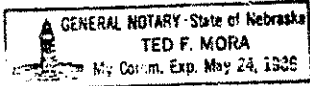
Tara S. Thomas

Kenneth S. Helmick 169

BOOK 707 PAGE 409

STATE OF NEBRASKA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this
19 day of Feb., 1984 by Susan Pope Lynne.



Ted F. Mora
Notary Public

22 M. sec.

RECEIVED
1984 MAR 27 AM 11:01
C. HAROLD DICKER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Book 707
Page 398
of 409

Fee 167.50
Index
Comps.
N 85-458452
857 458