

PROTECTIVE COVENANTS

FOR LOTS, 2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42, all in Sunshine View First Addition, a sub-division in Douglas County, Nebraska, as surveyed, platted and recorded.

No trailer, basement, tent, shack, garage or barn erected on any lot 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.

No building or any part or projection thereof, except the cornice of the roof and an open porch and roof thereon, or a terrace shall at any time be erected or located on any of the above lots within thirty five feet of Polk street or Harrison street.

The ground floor area of the main structure of any single family or multiple family dwelling erected or located upon lots 2 to 31 inclusive shall not be less than 1000 square feet. The ground floor area of the main structure of any single family or multiple family dwelling erected or located upon lots 32 to 42 inclusive shall not be less than 800 square feet.

An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

The above and foregoing protective covenants are to run with the land and shall be binding on all the parties hereto and all future owners of said lots until January 1st, 1999.

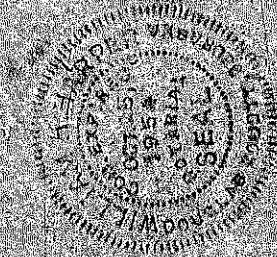
The invalidation of any of these covenants by court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

In Witness Whereof, we have hereunto set our hands and seal this 1st day of March, 1954.

State of Nebraska }
County of Douglas }

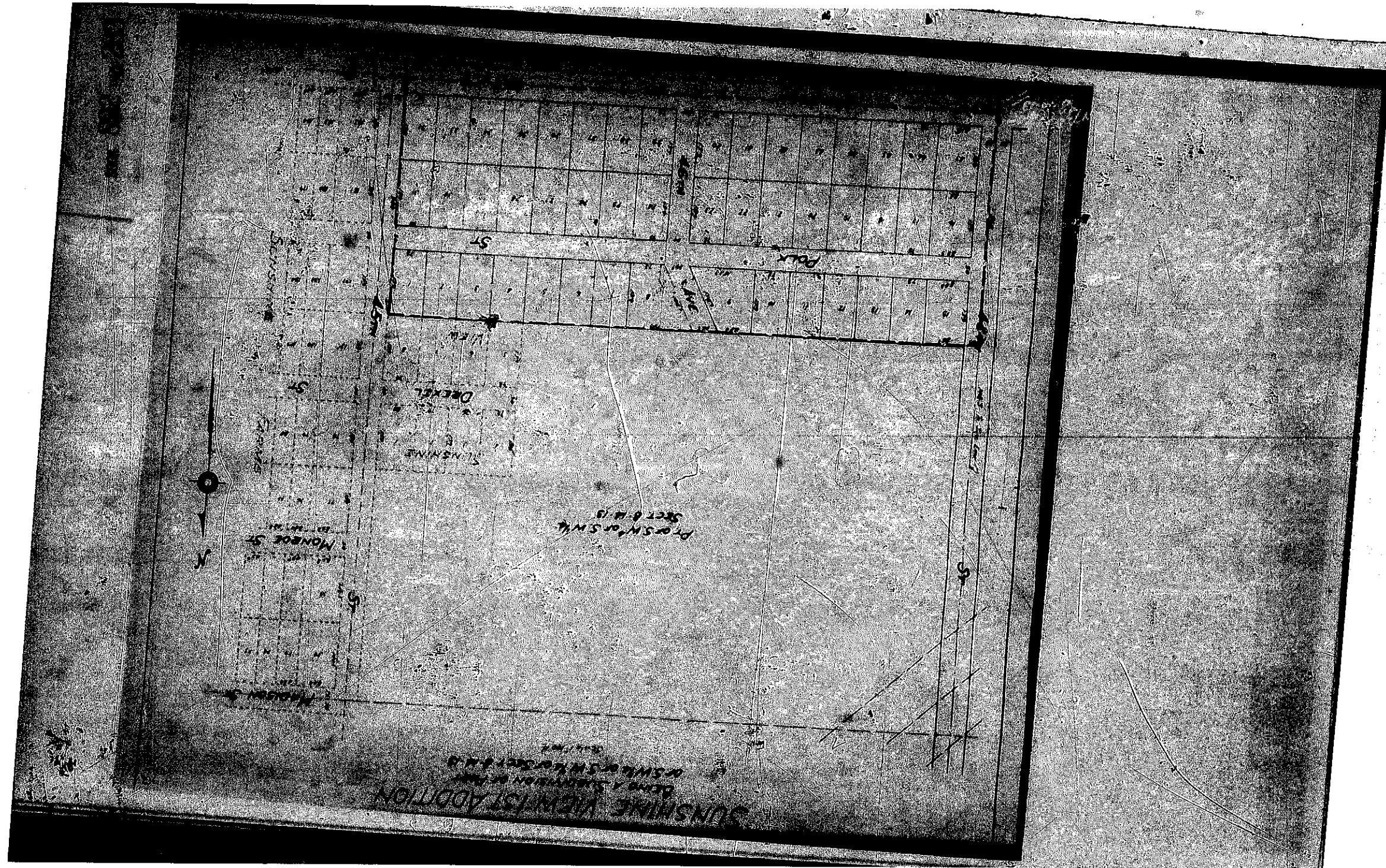
On this first day of March

A.D. 1954, before me, a Notary Public in and for said County, personally came the above named Hugh H. Harper and Ruth F. Harper who are personally known to me to be the identical persons whose names are affixed to the above protective covenants and acknowledged said instrument to be their voluntary act and deed.



Hugh H. Harper
Ruth F. Harper
Notary Public

My commission expires on the 26th day of October, 1954



Mc 872-1098 207

James E. Cook
City Engineer

On this 12th day of April, 1951 before me a Notary Public in and for the County of Douglas, State of Nebraska, personally appeared Hugh H. Harper and Ruth E. Harper, husband and wife, known to me to be the married persons whose names are affixed to the foregoing instrument, and came Hugh H. Harper and Ruth E. Harper, personally, and a Notary Public in and for said County, personally, on this 12th day of April, 1951 before me a Notary Public in and for the County of Douglas, State of Nebraska, and they acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed.

Witness my hand and the seal of my office this 12th day of April, 1951.

Notary Public

On this 12th day of April, 1951 before me a Notary Public in and for the County of Douglas, State of Nebraska, personally appeared Hugh H. Harper and Ruth E. Harper, husband and wife, known to me to be the married persons whose names are affixed to the foregoing instrument, and came Hugh H. Harper and Ruth E. Harper, personally, and a Notary Public in and for said County, personally, on this 12th day of April, 1951 before me a Notary Public in and for the County of Douglas, State of Nebraska, and they acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed.

On this 12th day of April, 1951 before me a Notary Public in and for the County of Douglas, State of Nebraska, personally appeared Hugh H. Harper and Ruth E. Harper, husband and wife, known to me to be the married persons whose names are affixed to the foregoing instrument, and came Hugh H. Harper and Ruth E. Harper, personally, and a Notary Public in and for said County, personally, on this 12th day of April, 1951 before me a Notary Public in and for the County of Douglas, State of Nebraska, and they acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed.

ALL MEN BY THESE PRESENTS

On this 12th day of April, 1951 before me a Notary Public in and for the County of Douglas, State of Nebraska, personally appeared Hugh H. Harper and Ruth E. Harper, husband and wife, known to me to be the married persons whose names are affixed to the foregoing instrument, and came Hugh H. Harper and Ruth E. Harper, personally, and a Notary Public in and for said County, personally, on this 12th day of April, 1951 before me a Notary Public in and for the County of Douglas, State of Nebraska, and they acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed.

City and County Treasurer

On this 12th day of April, 1951 before me a Notary Public in and for the County of Douglas, State of Nebraska, personally appeared Hugh H. Harper and Ruth E. Harper, husband and wife, known to me to be the married persons whose names are affixed to the foregoing instrument, and came Hugh H. Harper and Ruth E. Harper, personally, and a Notary Public in and for said County, personally, on this 12th day of April, 1951 before me a Notary Public in and for the County of Douglas, State of Nebraska, and they acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed.

1st 1/2 Sec. 25										1st 1/2 Sec. 26									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

SUNSHINE VIEW 1ST ADDITION

Plat and Dedication
Filed 4/30/51, in Book 892 at Page 203, Instrument No. _____
Grants a perpetual easement in favor of
Omaha Public Power District,
U.S. West Communications
Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and /or
NO EASEMENTS

for utility, installation and maintenance
on, over, through, under and across
or

a _____ foot wide strip of land abutting the front and the side boundary lines of all lots;
an _____ foot wide strip of land abutting the rear boundary line of all interior lots;
and a _____ foot wide strip of land abutting the rear boundary line of all exterior lots.
Does it include the following?? Yes or No (Circle One)
Also grants an easement to Metropolitan Utilities District _____ for utility,
installation and maintenance on, through, under and across a _____ foot wide strip of land
abutting all cul-de-sac streets.
Any additional info,

Declaration of Covenants, Conditions, Restrictions and Easements,
Restrictive Covenants
Protective Covenants
or

Filed 7/7/54, in Book 285 at Page 715, Instrument No. _____
Omaha Public Power District,
U.S. West Communications
Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and /or

for utility, installation and maintenance
on, over, through, under and across
or

a _____ foot wide strip of land abutting the front and the side boundary lines of all lots;
an _____ foot wide strip of land abutting the rear boundary line of all interior lots;
and a _____ foot wide strip of land abutting the rear boundary line of all exterior lots.
Does it include the following?? Yes or No (Circle One)
Also grants an easement to Metropolitan Utilities District _____ for utility,
installation and maintenance on, through, under and across a _____ foot wide strip of land
abutting all cul-de-sac streets.
Does it include the Following?? Homeowners Association Yes or No. (Circle One)
Does it include the following ?? Possible Telephone Connection Charge Yes or No (Circle One)

Any additional info.

AN EASEMENT IS RESERVED OVER THE REAR FIVE FEET

OF EACH LOT FOR UTILITY INSTALLATION AND MAINTENANCE

Easement Right of Way 1st, 2nd 3rd or _____ Amendment to _____
Dated _____ Filed _____, Book _____ at Page _____, Instrument No. _____

SUNSHINE VIEW 1ST ADDITION

Plat and Dedication,
Filed 4/30/51, in Book 892 at Page 203, Instrument No. _____
Grants a perpetual easement in favor of
Omaha Public Power District,
U.S. West Communications
Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system, NO EASEMENTS
and/or

for utility, installation and maintenance
on, over, through, under and across
or

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Any additional info,

Declaration of Covenants, Conditions, Restrictions and Easements,
Restrictive Covenants
Protective Covenants
or

Filed 3/1/54, in Book 205 at Page 715, Instrument No. _____
Omaha Public Power District,
U.S. West Communications
Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and/or

for utility, installation and maintenance
on, over, through, under and across
or

a _____ foot wide strip of land abutting the front and the side boundary lines of all lots;
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installation and maintenance on, through, under and across a _____ foot wide strip of land
abutting all cul-de-sac streets.
Does it include the following?? Homeowners Association Yes or No. (Circle One)
Does it include the following?? Possible Telephone Connection Charge Yes or No (Circle One)

Any additional info. NO EASEMENT IS RESERVED OVER THE REAR FIVE FEET
OF EACH LOT FOR UTILITY INSTALLATION AND MAINTENANCE

Easement Right of Way 1st, 2nd 3rd or _____ Amendment to _____
Dated _____ Filed _____, Book _____ at Page _____, Instrument No. _____

SUNSHINE VIEW 1ST ADDITION

Plat and Dedication
Filed 4/30/51, in Book 892 at Page 203, Instrument No. _____
Grants a perpetual easement in favor of
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U.S. West Communications
Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and /or

NO EASEMENTS

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on, over, through, under and across
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Any additional info,

Declaration of Covenants, Conditions, Restrictions and Easements,
Restrictive Covenants
Protective Covenants
or

Filed 3/4/54, in Book 285 at Page 715, Instrument No. _____
Omaha Public Power District,
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Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and /or

for utility, installation and maintenance
on, over, through, under and across
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Does it include the following?? Homeowners Association Yes or No (Circle One)
Does it include the following?? Possible Telephone Connection Charge Yes or No (Circle One)

Any additional info.
NO EASEMENT IS RESERVED EVEN THE REAR FIVE FEET
OF EACH LOT FOR UTILITY INSTALLATION AND MAINTENANCE

Easement Right of Way 1st, 2nd 3rd or _____ Amendment to _____
Dated _____ Filed _____, Book _____ at Page _____, Instrument No. _____

SUNSHINE VIEW 1ST ADDITION

Plat and Dedication
Filed 4/30/57, in Book 892 at Page 203, Instrument No. _____
Grants a perpetual easement in favor of
Omaha Public Power District,
U.S. West Communications
Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and /or NO EASEMENTS

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Protective Covenants
or

Filed 7/9/54, in Book 285 at Page 715, Instrument No. _____
Omaha Public Power District,
U.S. West Communications
Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and /or

for utility, installation and maintenance
on, over, through, under and across
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