

PROTECTIVE COVENANTS

Walter G. Huber and Anna M. Huber, husband and wife, each in his or her own right and as the spouse of the other, being the owners of Lots One (1), Two (2), Three (3), Four (4), Five (5), Eight (8), Nine (9) Ten (10), Eleven (11), Twelve (12) and Thirteen (13) in Huber Addition to the City of Blair in Washington County, Nebraska declare that all of such lots are and shall henceforth be owned, held, used and conveyed subject to the following conditions, restrictions and covenants:

1. All such lots shall be used for residence purposes only, and all dwellings thereon shall be single-family dwellings.
2. All dwellings and other structures thereon shall be built and maintained in height at not more than 26 feet above the lot grade and shall be not more than two-story structures above grade.
3. All dwellings shall have attached or built-in one-car garages or larger.
4. All dwellings shall contain a minimum of 936 square feet exclusive of porches, patios and garages, and of this square foot area not less than 936 square feet shall be constructed above the lot grade in case of one-story structures, and not less than 800 square feet, above grade, on the ground floor, in case of a structure of more than one-story. For the purpose of this clause "ground floor" shall be deemed to include all living areas except such areas as are constructed on top of a living area, where the latter is above lot grade.
5. Minimum building setback lines shall be as follows: Front yard setback 30 feet; side yard setback 5 feet, rear yard setback 40 feet.
6. Public sidewalks shall be constructed of concrete, not less than four feet in width and four inches thick, on Butler Avenue in front of each of the above described lots except the above described Lot Thirteen (13), improved by the construction of a dwelling.
7. No livestock or poultry, except household pets, shall be kept on the premises.
8. No trailer, basement house, shack, tent or other structure of a temporary nature shall be kept, erected, maintained or used as a dwelling, either temporary or permanent.
9. No signs, billboards or other advertising structures except residential "For Sale" signs shall be kept or maintained on any premises.
10. No offensive trade or business activity shall be carried on upon any premises which shall be an annoyance or nuisance to the neighborhood.
11. No structure shall be moved upon any of such lots for the purpose of remodelling into a dwelling or outbuilding.
12. These covenants, restrictions and conditions shall run with the land and continue until April 1, 1992, after which time they shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of said land shall have been recorded in the office of the County Clerk of Washington County, Nebraska, agreeing to change same in whole or in part.
13. If any person, firm or corporation shall violate or attempt to violate any provisions hereof, any owner of real estate contained in any of such lots shall be empowered and entitled to bring any action or proceeding to prevent or restrain the continuance of such attempt or violation or to

WALTER G. HUBER
ATTORNEY-AT-LAW
BLAIR, NEBRASKA

recover damages occasioned thereby.

14. If any provision hereof shall be adjudged unlawful or unenforceable, same shall in no manner affect or change the other provisions hereof, which shall remain in full force and effect.

Dated April 1, 1967 at Blair, Nebraska.

Walter G. Huber

Walter G. Huber

Anna M. Huber

Anna M. Huber

STATE OF NEBRASKA, County of Washington:

Before me, a notary public qualified for such county, personally came Walter G. Huber and Anna M. Huber, husband and wife, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.



Witness my hand and notarial seal on April 10, 1967.

Raymond C. Hansen

NOTARY PUBLIC

My commission expires May 18, 1967.

Recorded ✓
General ✓
Numerical ✓
Photostat ✓

State of Nebraska }
County of Washington } ss. 347
Entered in Numerical Index and filed for record
this 10 day of April
A. D., 19 67 at 10:00 o'clock A. M.
and recorded in book 71 at page 126-127
James K. Bullock
County Clerk
Deputy

WALTER G. HUBER
ATTORNEY-AT-LAW
BLAIR, NEBRASKA