

RESTRICTIVE COVENANTS

J. Emery Nelson and Patricia A. Nelson, being the owners of Nelson's Addition to the City of Blair, Nebraska, which is the following described real estate, to-wit:

Lots One to Fourteen (1 to 14) inclusive, in Nelson's Addition do hereby declare that all lots contained in such addition are and shall henceforth be owned, held, used and conveyed subject to the following conditions, restrictions and covenants:

1. All construction and building within said Addition shall be in compliance with the building and zoning restrictions of the City of Blair, Nebraska.
2. There shall be a side yard of at least ten (10) feet from the outside foundation of each dwelling to the outside lot line.
3. Dwellings built on the south side of Oak Street, Lots 1, 2, 3, 4, 5 and 6, and on the north side of Oak Street, Lots 9, 10, 11, 12, 13 and 14, will face Oak Street. The dwellings on Lots 7 and 8 in said Addition shall face the Oak Street cul-de-sac. Garages built on said lots shall not be affected by this restriction.
4. All one story or split level dwellings constructed in said Addition shall have a minimum area of 1250 square feet. Dwellings of one and one-half or two stories shall have a minimum of 900 square feet on the main floor. Said minimum areas shall be computed exclusive of garages, breezeways, open porches and basements.
5. Public sidewalks shall be constructed of concrete not less than four feet in width and four inches thick, in front of each lot in said Addition improved by the construction of a dwelling.
6. No livestock or poultry, except household pets which are not kept for commercial purposes, shall be kept on the premises.
7. No trailer, basement house, shack, tent or other structure

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of a temporary nature shall be kept, erected, maintained or used as a dwelling, either temporary or permanent.

8. No signs, billboards or other advertising structures shall be kept or maintained on any premises.

9. No offensive trade or business activity shall be carried on upon any premises which shall be an annoyance or nuisance to the neighborhood.



10. No structure shall be moved into said Addition for the purpose of remodeling into a dwelling or outbuilding.

11. These covenants, restrictions and conditions shall run with the land and continue until September 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.

12. If any person, firm or corporation shall violate or attempt to violate any provisions hereof, any owner of real estate in such addition shall be empowered and entitled to bring any action or proceeding to prevent or restrain the continuance of such attempt or violation or to recover damages occasioned thereby.

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

Signed this 12 day of July, 1968.

  
Emory Nelson  
  
Patricia A. Nelson

STATE OF NEBRASKA )  
WASHINGTON COUNTY ) :ss:

On this 12<sup>th</sup> day of July, 1968, before me, the undersigned, a Notary Public, duly commissioned and qualified for in said county, personally came J. Emery Nelson and Patricia A. Nelson, husband and wife, to me known to be the identical persons whose signatures are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Marden J. Lucht  
Notary Public.



commission expires June 27, 1972.

State of Nebraska }  
County of Washington } ss. 749  
Entered in Numerical Index and filed for record  
this 15 day of July  
A. D., 19 68 at 2:20 o'clock P. M.  
and recorded in book 71 at page 209-202

Lucille K. Paulson  
County Clerk  
Grace M. Hansen Deputy

Recorded ✓  
General ✓  
Numerical ✓  
Photostat ✓

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SEAR, NEBRASKA