

WASHINGTON COUNTY NEBRASKA  
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Instrument No. 2022-00931

(5 Pages)  
By *Bridget Deborah Depite*  
Carolyn M Stodola, Register of Deeds

Recorded \_\_\_\_\_  
General \_\_\_\_\_  
Numerical \_\_\_\_\_  
Photostat \_\_\_\_\_  
Proofed \_\_\_\_\_  
Scanned \_\_\_\_\_

### Restrictive Covenants

RE: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 Block 16;  
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 Block 17  
Oak Park Third Addition to the City of Blair,  
Washington County, Nebraska

The undersigned, being all the owners of the referenced real estate, hereby adopt the following restrictive covenants and declare that such real estate shall be owned, 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, and no single family dwelling shall have an enclosed floor area measured on the outside of the exterior walls of less than 1440 square feet for a single level home and 1900 square feet for a 2 story home, exclusive of an open porch or breezeway, and not including a garage or any other accessory building. In addition, residential buildings will have a roof pitch requirement of at least 4:12 and a width of no less than 33 feet. They are required to be on a permanent foundation slab, crawl space or basement and have a minimum 2 car garage.
2. The lots in said addition will be used only for residential purposes. No building shall be located on any lot nearer than thirty-five (35) feet to the front lot line or ten (10) feet from any side lot line or twenty-five feet (25) from the rear lot line.
3. No residential building shall be constructed with metal siding except metal lap siding shall be allowed.
4. No trailer, shack, or other temporary dwelling shall be used as a dwelling for more than 14 consecutive days.

2022 - 00931

5. No offensive activity shall be carried upon any premises which shall be in violation of the Blair zoning ordinance or which shall be an annoyance or nuisance to the neighborhood.

6. Poultry and livestock, as now defined by ARTICLE 7, R RESIDENTIAL DISTRICT, Section 701.02 (3) & (4) city of Blair Zoning Regulations or successor regulations are allowed at 25% of an animal unit per platted lot, as defined by ARTICLE 3, CONSTRUCTION AND DEFINITIONS, section 303.01 (8) or successor regulations and for non-commercial use only. Roosters, peacocks, guinea fowl and peahens are prohibited.

7. These covenants, restrictions and conditions shall run with the land and continue until April 1, 2042, after which time they shall be automatically extended for two (2) successive periods of ten years (10), unless an instrument signed by all of the then owners of said land shall have been recorded in the office of the Registrar of Deeds of Washington County, Nebraska, agreeing to the change same in whole or in part.

8. 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

9. 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.

The below acknowledge attached signatures by all owners of the referenced real estate.

2022 - 00931

We the owners of referenced real estate, hereby adopt the above restrictive covenants and declare that such real estate shall be owned, used and conveyed subject to the listed conditions, restrictions and covenants.

**Oak Park Third Addition, Blocks 16 and 17**

Richard Thiele  
Richard Thiele, Co-Trustee

Teri Thiele  
Teri Thiele, Co-Trustee

Cameron D. Dodds  
Cameron D. Dodds

Jill C. Dodds  
Jill C. Dodds

Brent I. Thone  
Brent I. Thone

Ralph Beam  
Ralph Beam

Louis V. Smetana  
Louis V. Smetana

Cherilyn K. Smetana  
Cherilyn K. Smetana

Jacob A. Wagner  
Jacob A. Wagner

Shelby Wagner  
Shelby Wagner, previously Shelby Fox

Nicholas J. Swaney  
Nicholas J. Swaney

Katrina E. Swaney  
Katrina E. Swaney

State of Nebraska

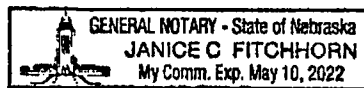
s.s.

County of Washington

The foregoing instrument was acknowledged before me this

14<sup>th</sup> day of March, 2022

Janice C Fitchhorn  
Notary Public



2022-00931

We the owners of referenced real estate, hereby adopt the above restrictive covenants and declare that such real estate shall be owned, used and conveyed subject to the listed conditions, restrictions and covenants.

Block 16 Oak Park Third Addition

  
Richard E. Fitchhorn, Jr.

  
Janice C. Fitchhorn

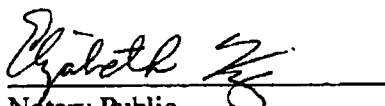
State of Nebraska

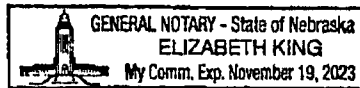
s.s.

County of Washington

The foregoing instrument was acknowledged before me this

15<sup>th</sup> day of March, 2022

  
Notary Public



We the owners of referenced real estate, hereby adopt the above restrictive covenants and declare that such real estate shall be owned, used and conveyed subject to the listed conditions, restrictions and covenants.

Oak Park Third Addition, Blocks 16 and 17

Keely F Beam  
Keely F. Beam

Eric Thompson  
Eric Thompson

Brenda Thompson  
Brenda Thompson

Dewey Worsley  
Dewey Worsley

Wanda Worsley  
Wanda Worsley, previously Wanda Young

State of Nebraska

s.s.

County of Washington

The foregoing instrument was acknowledged before me this

20<sup>th</sup> day of March, 2022

Janice G Fitchhorn  
Notary Public

