

MISCELLANEOUS RECORD NO. 25

SCOTTS BLUFF COUNTY, NEBRASKA

COURIER PRINT-GERING, NEBR.

J. William Westervelt

to

Whom Concerned

State of Nebraska, Scotts Bluff County, ss.
Entered on Numerical Index and filed for
record the 1st day of August 1946 at 9:25
o'clock A.M. and recorded in Book 25 of Mis-
cellaneous on Page 201.

Alma L. Truax, Register of Deeds.

RESTRICTIVE COVENANTS

TO

FIRST BLUFFS ADDITION

TO

THE CITY OF SCOTTSBLUFF, NEBRASKA

I, the undersigned, J. William Westervelt, single, being the owner of all of First Bluffs Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, do hereby place the following protective covenants on all of said Addition:

A. All of said lots in said addition shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.

B. No building shall be located on any residential plot nearer than 25 feet to the front lot line, nor nearer than 5 feet to any side street line. No building shall be located nearer than 5 feet to any side lot line, except that the side yard space may be not less than two feet for a garage or other outbuilding located 60 feet or more from the front lot line. No residence or attached appurtenance shall be erected on any lot farther than 30 feet from the front lot line.

C. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5,000 square feet nor a width of less than 50 feet at the front building setback line.

D. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

E. No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

F. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract 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.

G. No dwelling costing less than \$2,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages shall be not less than 576 square feet in the case of a one-story structure nor less than 550 square feet in the case of a one and one-half or two-story structure. No used or "second hand" structures of any kind shall be moved or placed upon any lot in the tract nor may used or "second hand" material be incorporated into structures erected upon any lot in the tract.

H. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1975, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

I. If the parties hereto or any of them or their heirs or assigns shall

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or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

J. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

In testimony whereof I have hereunto set my hand this 25th day of June, A.D., 1946.

J. William Westervelt

State of Nebraska,)
) ss.
Scotts Bluff County.)

On this 25th day of June, A. D., 1946, before me, a Notary Public, in and for said County, personally came the above named J. William Westervelt, Single, who is personally known to me to be the identical person whose name is affixed to the above instrument and he acknowledged said instrument to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

W. S. Trumbull

Notary Public

My Commission expires January 13th, 1951

W. S. Trumbull
Notarial Seal
Scotts Bluff County, Nebr.

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