



BK 0823 PG 472



MISC 1987 14217

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FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF BENT CREEK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA

This Amendment to Declaration is made on the 31st day of July, 1987, by MAENNER/FIRST LIMITED PARTNERSHIP, a Nebraska general partnership, hereinafter referred to as the "Declarant".

PRELIMINARY STATEMENT

By Declaration of Covenants, Conditions, Restrictions and Easements of Bent Creek, a Subdivision in Douglas County, Nebraska dated May 21, 1987 (herein the "Declaration") the Declarant imposed certain covenants, conditions and restrictions on Lots 1 through 147, inclusive, in Bent Creek, a Subdivision in Douglas County, Nebraska (herein the "Lots"). In Article IV, Paragraph 2 of the Declaration, the Declarant reserved the right to amend the Declaration for a period of three years.

The Declarant desires to amend the Declaration to provide for a twenty-five (25) foot set back on Lot 60 in Bent Creek.

WHEREFORE, the Declarant hereby amends Article I, Paragraph 3 of the Declaration to provide as follows:

3. No single-family residence shall be created, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling which does not exceed two and one-half stories in height. Residences on Lots 26 through 35 inclusive, 58, 60, 101, 102, 103 and 104 shall have a minimum front set back of twenty-five (25) feet; and residence on all other Lots shall have a minimum front set back of thirty (30) feet.

IN WITNESS WHEREOF, the Declarant has executed this Amendment to Declaration on the date and year first above written.

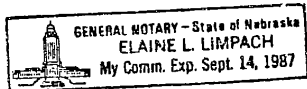
MAENNER/FIRST LIMITED PARTNERSHIP, a
Nebraska limited partnership,
"Declarant"

By: MAENNER CO., a Nebraska
corporation, General Partner

By John R. Maenner
President

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 31st day of July, 1987, by John R. Maenner, President of Maenner Co., a Nebraska corporation, General Partner of MAENNER/FIRST LIMITED PARTNERSHIP, a Nebraska limited partnership, on behalf of the limited partnership.



Elaine L. Limpach
Notary Public

Maenner

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OF Maenner COMP MA F/B MO-35754 54-3525

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GERARD J. DUBRECHOWZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.