

COUNTER PP C.E. ah
 VERIFY PP D.E. ah
 PROOF _____
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 CHECK # 1016223
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 REFUND _____ CREDIT _____
 SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2016-06922

04/01/2016 2:48:52 PM

Clay J. Dowling

REGISTER OF DEEDS



[The Space Above Line is for Recording Data]

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ROYAL VIEW APARMENT COMMUNITY

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ROYAL VIEW APARTMENT COMMUNITY (this "First Amendment") is made effective the 28th day of March, 2016 (the "Effective Date"), by GDI, LLC, a Nebraska limited liability company ("Declarant").

RECITALS:

WHEREAS, the Declarant, as the then owner of all of the real property within the Royal View Apartment Community, entered into that certain Declaration of Covenants, Conditions, Restrictions and Easements for Royal View Apartment Community recorded on September 30, 2015 as Instrument No. 2015-24257 with the Sarpy County, Nebraska Register of Deeds (the "Declaration");

WHEREAS, pursuant to and as permitted by Section 13.2 of the Declaration, the Declarant desires to amend the Declaration to: (i) include the lots being subdivided in Final Plat of Royal View Apartment Community Replat 1, (ii) repeal Exhibit "A" in its entirety and replace it with Exhibit "A" attached hereto; and (iii) repeal Exhibit "B" of the Declaration in its entirety and replace the same with Exhibit "B" attached hereto for the purposes of redefining the Net Acres in the Lots and the number of membership interests attributable to such Lots as set forth on Exhibit "B" attached hereto; and

WHEREAS, this First Amendment shall be filed of record against the following described real estate, to wit:

Lots 2 through 7, inclusive, Royal View Apartment Community, and Lots 1, 2, and Outlots "A", "B" and "C", Royal View Apartment Community Replat 1, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska (collectively, the "Property").

NOW, THEREFORE, in furtherance thereof, the Declarant hereby adopts, declares, and provides as follows:

PRE

A

1. Definitions. All capitalized terms used in this First Amendment shall have the meanings set forth in the Declaration except as otherwise defined herein.

2. Amendments.

A. Section 1.4:

Lot or Lots. "Lot" or "Lots" shall mean Lots 2 through 7, inclusive, Royal View Apartment Community, and Lots 1, 2 and Outlots "A", "B" and "C", Royal View Apartment Community Replat 1, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, or any subsequent administrative subdivision, replat, revision or amendment thereof. If any Lot is hereafter lawfully subdivided by administrative lot split, lot line adjustment, lot combination or otherwise, and approved by City, the Owner of the effected Lot shall record an instrument, which shall serve as an amendment to this Declaration, with copies attached thereto of the Land Surveyor's Certificate or Replat (in the event of a replatting approved by the Gretna City Council) recorded in the office of the Sarpy County Register of Deeds.

B. Exhibit "A" to the Declaration is hereby repealed in its entirety and replaced with Exhibit "A" attached hereto and incorporated herein by this reference.

C. Exhibit "B" to the Declaration is hereby repealed in its entirety and replaced with Exhibit "B" attached hereto.

3. No Other Amendment. Except as specifically set forth herein, the Declaration shall remain in full force and effect.

4. Binding Effect. This First Amendment shall be binding upon and inure to the benefit of the Property and every grantee of any interest in the Property or any portion thereof and every Owner of the Property or any portion thereof.


[Remainder of page left intentionally blank; execution page follows.]

B

IN WITNESS WHEREOF, the undersigned has executed this First Amendment on the day and year first above written.

DECLARANT:

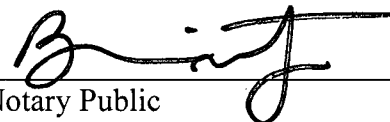
GDI, LLC, a Nebraska limited liability company;

By: 
Name: Jesse Calabretto
Title: Member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged, subscribed and sworn to before me by Jesse Calabretto, known to me to be the member of GDI, LLC, a Nebraska limited liability company, on behalf of said limited liability company, this 28th day of March, 2016.

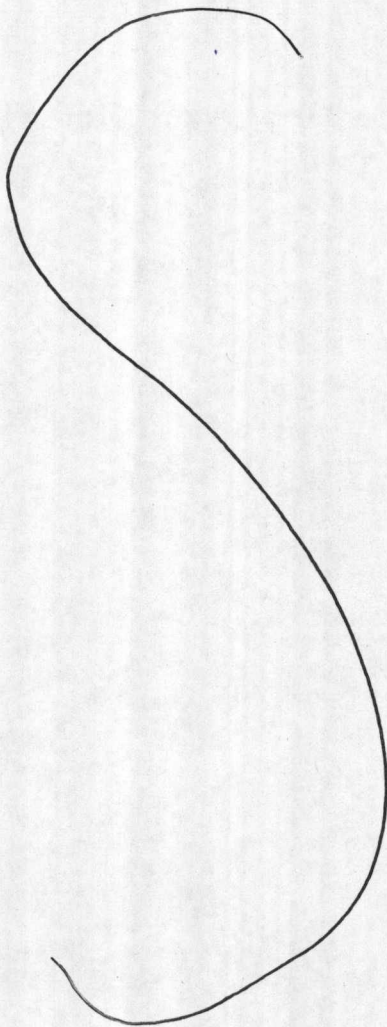



Notary Public

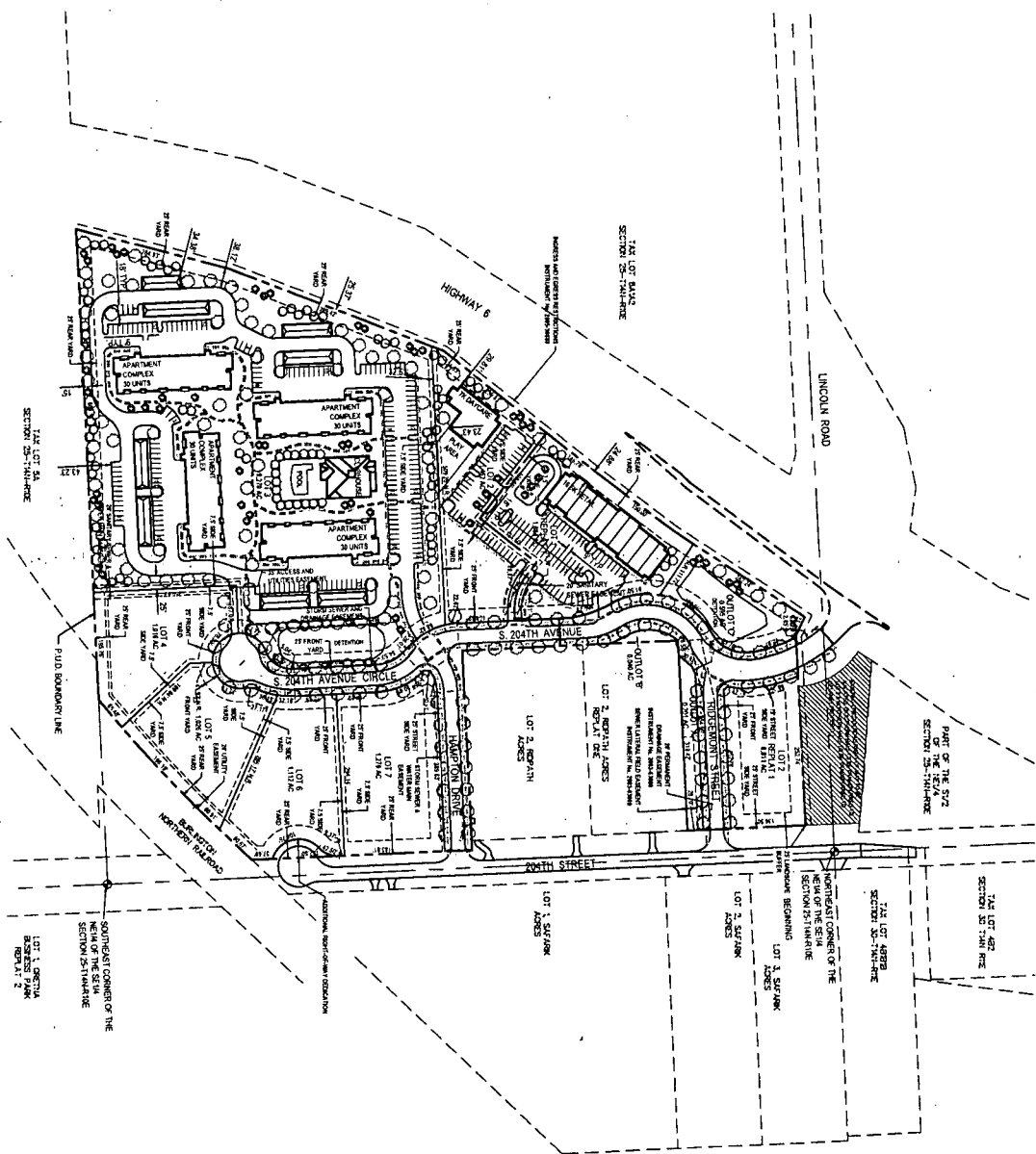
C

EXHIBIT "A"

(Attached - 2 pages)

A large, hand-drawn capital letter 'S' is centered on the page. The letter is drawn with a single, continuous black line. It has a slightly irregular, cursive appearance, with a small hook at the top and a small tail at the bottom. The letter is positioned in the middle of the page, between the header and footer text.

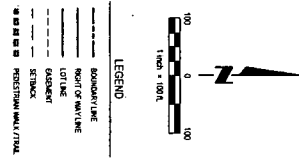
A



LOT NO.	LOT AREA		BUILDING COV.	LOT COVERAGE	REAR YARD SETBACK		SIDE YARD SETBACK	
	SQ. FT.	ACRES			MIN.	MAX.	MIN.	MAX.
LOT 1	21,270	0.481	14,000 S.F.	22.9%	35'	10'	5'	5'
LOT 2	13,184	0.300	8,100 S.F.	13.9%	35'	10'	5'	5'
LOT 3	13,184	0.300	8,100 S.F.	13.9%	35'	10'	5'	5'
LOT 4	13,184	0.300	8,100 S.F.	13.9%	35'	10'	5'	5'
LOT 5	13,184	0.300	8,100 S.F.	13.9%	35'	10'	5'	5'
LOT 6	13,184	0.300	8,100 S.F.	13.9%	35'	10'	5'	5'
LOT 7	13,184	0.300	8,100 S.F.	13.9%	35'	10'	5'	5'

NOTES

- CROSS SHADING ELEMENTS ALLOWED BETWEEN LOT 1 REPAIR 1 & LOT 2.
- PLUO TO INCLUDE LOT 1 REPAIR 1, LOT 2 REPAIR 1 & LOTS 3, 4, 5 & 6.
- SITE REGULATIONS FOR LOT 1 REPAIR 1, LOT 2 REPAIR 1 & LOTS 3, 4, 5 & 6:
 - FRONT YARD SETBACK * 25'
 - REAR YARD SETBACK * 25'
 - MAX HEIGHT * 40'
- MAX LOT COVERAGE:
 - APARTMENTS * 50%
 - ALL OTHERS SITE REGULATIONS SHALL REFER TO THE CC ZONING DISTRICT.
- SITE REGULATIONS FOR LOT 3:
 - FRONT YARD SETBACK * 15'
 - REAR YARD SETBACK * 25'
 - MAX HEIGHT * 40'
- MAX LOT COVERAGE:
 - APARTMENTS * 50%
 - ALL OTHERS SITE REGULATIONS SHALL REFER TO THE CC ZONING DISTRICT.
- FRONT YARD SETBACK * 15'
- REAR YARD SETBACK * 25'
- MAX HEIGHT * 40'



Proj No.	22014-000-002
Date	11/21/2014
Designed By	JLR
Drawn By	MM
Scale	1"=100'
Sheet	1 of 1

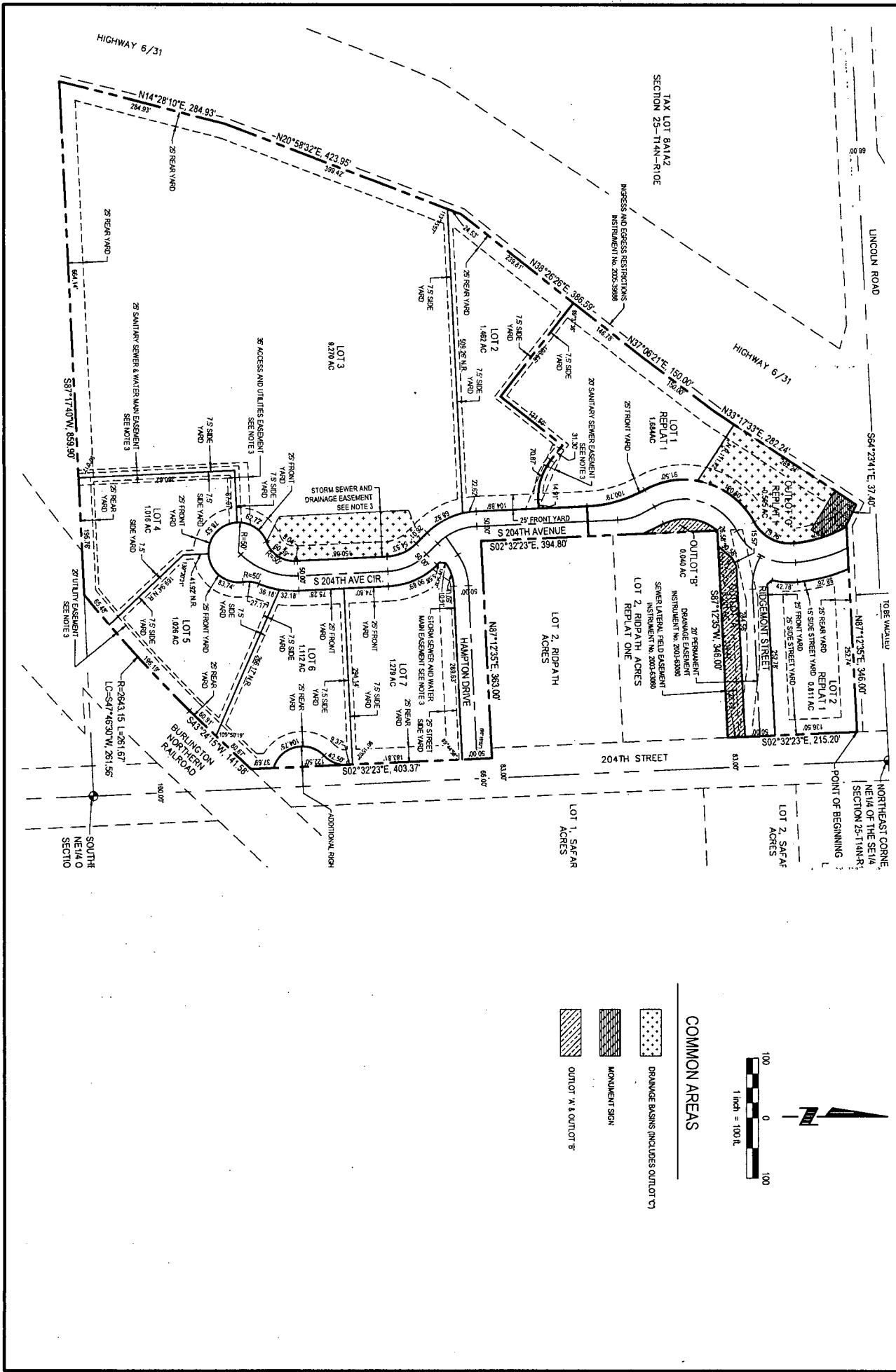
SITE PLAN EXHIBIT

ROYAL VIEW APARTMENT COMMUNITY PLANNED UNIT DEVELOPMENT
GRETNA, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10049 14th Valley Road, Suite 100 • Omaha, NE 68114
Phone: 402.993.4700 • Fax: 402.993.5399
www.eaacg.com

M



Project No: P2014.104.002 Date: 03/20/2016 Drawn By: JMT Scale: 1" = 100' Sheet: 1 of 1	<table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>03/20/2016</td> <td>Final</td> </tr> </tbody> </table>	Date	Description	03/20/2016	Final	<p>EXHIBIT A COMMON AREAS</p> <p>ROYAL VIEW APARTMENT COMMUNITY PLANNED UNIT DEVELOPMENT</p> <p>GRENDA, NEBRASKA</p>		<p>E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services</p> <p>10909 14th Valley Road, Suite 100 - Omaha, NE 68154 Phone: 402.895.4709 • Fax: 402.895.5599 www.eaog.com</p>
Date	Description							
03/20/2016	Final							

EXHIBIT "B"
ASSOCIATION MEMBERSHIPS

<u>Lot</u>	<u>Net Acres</u>	<u>Number of Memberships</u>	<u>Percentage</u>
2	1.462	1	8.25%
3	9.270	9	52.23%
4	1.016	1	5.73%
5	1.026	1	5.79%
6	1.169	1	6.60%
7	1.279	1	7.22%
1, Replat 1	1.684	2	9.51%
2, Replat 1	0.811	1	4.58%
Totals	17.717	17	100%