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AMENDMENT  
TO  
DECLARATION OF COVENANTS  
CONDITIONS AND RESTRICTIONS  
FOR CINNAMON ESTATES

94-06772  
INSTRUMENT NUMBER  
94-06772  
94 MAR 25 AM 8:43  
Carol A. Davis  
REGISTER OF DEEDS

WHEREAS, the undersigned are at least 75% of the owners of the residential lots and blocks in Cinnamon Estates, a subdivision in the county of Sarpy, State of Nebraska, which covers lots one (1) through fourteen (14), inclusive, as surveyed, platted and recorded in Sarpy County, Nebraska;

WHEREAS, said Declaration of Covenants, Conditions and Restrictions for Cinnamon Estates, a subdivision, dated 10-12-93, was recorded as Instrument #93-025649, in the office of the Register of Deeds of Sarpy County, Nebraska; and will be hereinafter referred to as the "Covenants", and

WHEREAS, the undersigned, at least 75% of the current property owners located in Cinnamon Estates subdivision, now desire to amend the following paragraphs to said covenants:

(Page 3, Paragraph D)

D. All accessory buildings shall conform to the architectural design, color, and use of materials as the residence, and shall be harmonious and compatible with the subdivision. The construction of the residence must be completed or commenced prior to the erection of any outbuildings. Blueprints, plot plan, and material lists must be submitted to the architectural committee for review, and written approval by the architectural committee must be granted prior to the commencement of any construction. The use of any accessory building shall be "personal" in nature and not related to any commercial activity, and must comply with any local, county, or city jurisdiction. Outbuildings must be completed within a period of six (6) months after start of construction. The architectural review committee will use the criteria listed above in its approval/disapproval process, but is not limited solely to the listed criteria.

(Page 5, Paragraph M)

M. No building or part of a building, residence, or accessory building shall be located on any lot nearer than sixty (60) feet to the front lot line, thirty (30) feet to a side lot line, and eighty (80) feet to the rear lot line. Any lot that cannot accommodate the minimum front and back setbacks can apply for a variance when the plans and plot plans are submitted to the architectural committee.

(Page 2, Paragraph B)

B. Lot fourteen (14) in Cinnamon Estates subdivision has an existing house and building in place. The existing house and building do not meet the new covenant requirements for size and set-backs and are hereby grandfathered. However, any change or construction regarding the existing home and building by current owners or subsequent owners must comply with the covenants in place, but cannot be disapproved solely on the grounds of the pre-existing grandfathered items of size and setbacks.

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Except as herein amended, all provisions of said Covenants for Cinnamon Estates shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the owners of at least a 75% majority of the lots, has caused these presents to be duly executed this 24 day of MARCH, 1994.

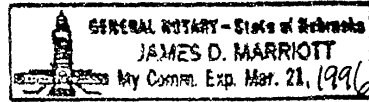
Lot (s) 3, 4, 5, 6, 7, 8, 11, 12, and 13.



HAWK, INC. by:

Donald Joe Ruback  
Donald Joe Ruback - President

Constance J. Ruhaak  
Constance J. Ruhaak - Sec/Treas.



STATE OF NEBRASKA )  
 )ss.  
COUNTY OF SARPY )

On this 24th day of MARCH, 1994, before the undersigned, a Notary Public duly commissioned and qualified for said County, personally came the individuals whose names are subscribed above, to me known to be the identical person(s) whose name(s) are subscribed to the above and foregoing Amendment to Covenants, and he/she acknowledged the execution thereof to be his/her voluntary act and deed.

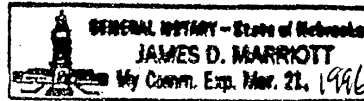
James D. Marriott  
Notary Public

Lot (s) 1, and 14

Janne Simonsen  
Janne Simonsen

Eileen Simonsen  
Eileen Simonsen

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF SARPY )



On this 24th day of MARCH, 1994 before the undersigned, a Notary Public duly commissioned and qualified for said County, personally came JANNE, EILEEN SIMONSEN, to be known to be the identical person(s) whose name(s) are subscribed to the above and foregoing Amendment to Declaration of Covenants, Conditions and Restrictions for Cinnamon Estates, and he/she acknowledged the execution thereof to be his/her voluntary act and deed.

James D. Marriott  
Notary Public