

94-02160

AMENDMENT
TO
DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
FOR CINNAMON ESTATES

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 paragraph 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 size of any accessory building shall not exceed 1,200 square feet (one thousand two hundred square feet), and shall not exceed 18 feet (eighteen feet) in height from finish floor or entrance grade to highest point or peak of the roof. The construction of the residence must be completed 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.

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

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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 27th day of JANUARY, 1994.

Lot(s) 2, 3, 4, 5, 6, 7, 8, 11, 12, and 13

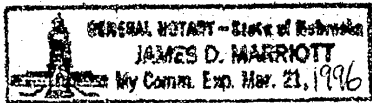
HAWK, INC. by:

Donald Joe Ruhaak
Donald Joe Ruhaak - President

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

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this 27th day of JANUARY, 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

Proof	<u>✓</u>
D.E.	<u>✓</u>
Verify	<u>W</u>
Filmed	_____
Checked	_____
Fee \$	<u>14.00</u>

FILED SARPY CO. NE.
INSTRUMENT NUMBER
94-02160
94 JAN 27 AM 11:23

Carol A. Davis
REGISTER OF DEEDS