

AMENDMENT TO DECLARATION
 OF COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR CRESCENT OAKS
 LOTS 112 THROUGH 145 INCLUSIVE

THIS AMENDMENT TO DECLARATION, made on the date hereinafter set forth by Carl A. Brady, hereinafter referred to as the "Declarant",

WITNESSETH:

WHEREAS, the Declarant caused certain covenants, conditions and restrictions to be recorded at Deeds Book 625, Page 197 on the following described real property:

Lots 112 through 145, inclusive, in Crescent Oaks, as surveyed, platted and recorded in Douglas County, Nebraska.

NOW, THEREFORE, the Declarant, pursuant to paragraph C-2 of said Declaration, hereby makes the following amendments:

1. The heading of PART A of the original Declaration shall read as follows:

"PART A. RESTRICTIONS FOR THE RESIDENTIAL AREA"

2. Paragraph A-3 shall be amended to read as follows:

"A-3. No building shall be created, altered, placed, or permitted to remain on any lot other than:

- 1) One duplex per lot, provided that any such lot is properly zoned for such purposes by the City of Omaha, or
- 2) One detached single-family dwelling, and conforming to the following requirements:

TYPE OF DWELLING	MINIMUM AREA	LOCATION OF MINIMUM AREA
a. One story house with attached garage.	1,050 sq. ft.	On the main floor. (Garage must be at approximately the same level as the main floor.)
b. One story house with basement garage.	1,150 sq. ft.	On the main floor.
c. One and one-half story house.	1,000 sq. ft.	On the main floor.
d. Two story house	1,600 sq. ft.	Total area above the basement level.
	1,000 sq. ft.	Minimum area on the main floor.
e. Split entry (Bi-level) house	1,050 sq. ft.	On the main floor.
f. Tri-level (Split level) house	1,400 sq. ft.	Total area above grade.

"The maximum height of a dwelling shall be two stories. A basement is not considered a story if it is 100% above grade on one side and essentially below grade on the other three sides; if the basement is more exposed above grade, it is a story. Area means finished habitable space measured to the exterior of the enclosing walls, and does not include porches, breezeways, courtyards, patios, basements, garages or carports. Each dwelling shall have a two car garage with a minimum inside space of 20 feet by 20 feet."

The remainder of the Declaration of Covenants, Conditions and Restrictions recorded at Deeds Book 625, Page 197 shall remain in full force and effect as originally set forth.

The Amendments shall run with the real property and shall be binding upon all parties having or acquiring the right, title or interest in the above-described lots, or any part thereof, and they shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed on this 25 day of Aug., 1981.

DECLARANT:

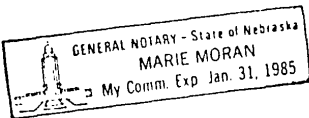
By Carl A. Brady
Carl A. Brady

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 25 day of August, 1981, before me the undersigned, a Notary Public in and for said County and State, personally came Carl A. Brady, and he acknowledged that he executed the same as his voluntary act and deed.

Witness my hand and seal the day and year last above written.

Marie Moran
Notary Public



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C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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