



CROWN POINTE TOWNHOMES
AMENDED RESTRICTIVE COVENANTS
November 2014
(Original October 27, 1993)

Crown Pointe Townhomes Association has been incorporated in Nebraska for the purpose of enforcing the Restrictive Covenants established upon the Properties and of administering and maintaining the Commons.

** See Attached Exhibit for current maps*

Properties include Lots 1 through 28 inclusive, Block 1, and Outlots A, B, C, D and E, Crown Pointe Estates Addition, Lincoln, Lancaster County, Nebraska.

These Restrictive Covenants are established upon the Properties:

1. USE: No lot within the Properties shall be used other than for residential purposes.
2. COMPLETION OF CONSTRUCTION: Any building placed or constructed upon any lot within the Properties shall be completed within six months after the commencement of construction.
3. ARCHITECTURAL AND LANDSCAPE CONTROL: Plans for any building or improvement to be placed or constructed upon any lot within the Properties shall be submitted to the Board and shall show the design, size and exterior material and color for the building or improvement and the plot plan for the lot. One set of plans shall be left on permanent file with the Board.

No accessory building, storage shed, fence or wall shall be erected or maintained upon the Properties, nor shall any driveway be expanded to a width of more than twenty-two (22) feet. No exterior addition to, or alteration of any dwelling structure upon the Properties shall be made or commenced until plans and specification showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design, color and location in relation to the architectural character of surrounding structures by the Board. In the event the Board fails to approve or disapprove a request for any proposed alteration, modification or addition within thirty (30) days after the plans and specifications and/or a detailed proposal have been submitted, approval will not be required and this provision will be deemed to have been fully complied with. A Building and Grounds Control Committee appointed by the Board may assume the authority of the Board.

*Harvey Weinstein
2836 Ringneck Dr
Lincoln, Ne 68506*

Plans for any landscaping utilizing perennial plants, shrubs or trees or any improvements which could affect the obligation to maintain the sprinkler system or provide for lawn care or snow removal shall be submitted for approval. As a condition of approval, the Titleholder may be required to enter into a written agreement obligating the Titleholder and any successors in interest to be responsible for the maintenance and expense of the landscaping improvements and to be subject to individual special assessments relating to the maintenance or expense.

4. **CITY REQUIREMENTS:** All buildings within the Properties, and/or modifications to existing structures, shall be constructed and maintained in conformity with the requirements of the applicable building codes of the City of Lincoln, Nebraska.
5. **NUISANCE:** No noxious or offensive activity shall be conducted or permitted upon any lot within the Properties, nor shall anything be conducted which is or may become an annoyance or nuisance to the neighborhood or which endangers the health or unreasonably disturbs the quiet of the occupants' adjoining lots.
6. **ANTENNAS:** No wiring or antenna for electrical power, telephone, television, radio or any other use shall be permitted above ground, except within a building unless approved in advance by the Board.
 - a. Approval would not be required or withheld for a television dish attached to the roof on the back or side of the townhome
7. **SIGNS:** No advertising or political signs, billboards or other advertising devices shall be permitted on any lot within the Properties; however, any Titleholder of a lot may place on a lot which they own, the following:
 - a. A "For Sale" sign pertaining to the property.
 - b. An "Open House" sign if posted for a period not exceeding 48 hours.
 - c. Garage Sale signs not exceeding a period of 48 hours if the Titleholder is conducting the sale. This is allowed one time per year.
 - d. A tag sale or Auction sign. This is allowed one time per year.
8. **ANIMALS:** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot within the Properties except household pets that are not raised, bred or kept for any commercial purpose. No outdoor kennels are permitted.
9. **FENCES:** No fences shall be allowed and existing fences shall be removed when the Titleholder's property is listed for sale.
 - a. No fences or landscaping shall be constructed or planted solely for the purpose of marking boundaries.
 - b. No party walls or privacy walls.
 - c. Retaining walls must be maintained by the Titleholder.
10. **COMMON UTILITY LINES:** When any utility line is constructed on two or more adjoining lots within the Properties, each member who is the Titleholder of one of the adjoining lots shall have an easement for the maintenance, repair and replacement of the utility line upon all of the adjoining lots. Such easement shall be appurtenant to the interest requisite for membership. Any expense of maintenance, repair, or replacement of the

utility line shall be borne equally by the members who are the Titleholders of such adjoining lots unless the utility line serves only one lot, in which case the expense shall be borne by the owner of the lot served. The provisions of this paragraph shall not operate to relieve any member from any liability which such member may incur by reasons of negligent or willful acts or omissions resulting in damage to the utility line.

11. RECREATIONAL VEHICLES: No recreational vehicle, as defined by the Lincoln Municipal Code, shall be parked or stored upon any lot within the Properties. Recreational vehicles may be temporarily parked or stored upon a lot for a period of time not to exceed 21 days per year. No other vehicle which is inoperable, or which is not regularly used by the owner, shall be parked or stored upon any driveway or upon any parking space for more than 14 days per year.
12. HOMEOWNERS ASSOCIATION: Membership shall include all Titleholders of the Corporation. Each shall be entitled to all the rights of membership and to one vote for each lot or living unit in which the interest requisite for membership is held. However, no more than one vote shall be cast with respect to any lot or living unit.
13. USE OF COMMONS: Each member of the Corporation shall have the right to use and enjoy the Commons and shall have an easement upon the Commons for such use, which shall be appurtenant to the interest requisite for membership.
14. RIGHTS IN COMMONS: The rights and easements of the members of the Corporation shall be subject to:
 - a. The right of the Corporation to borrow money for the purpose of improving the Commons and to mortgage the Commons. Any mortgage of the Commons shall be approved by the affirmative vote of two-thirds of the members entitled to vote, present in person or by proxy, at a regular meeting of the members or at a special meeting of the members, if notice of the proposed mortgage is contained in the notice of the special meeting.
 - b. The right of the Corporation to take any steps reasonably necessary to protect the Commons against foreclosure.
 - c. The right of the Corporation to dedicate or convey all or any part of the Commons to any public entity. Any dedication or conveyance shall be approved by the affirmative vote of two-thirds of the members entitled to vote, present in person or by proxy, at a regular meeting of the members, if notice of the proposed dedication or conveyance is contained in the notice of the special meeting.
 - d. The right of the Board to promulgate rules and regulations relating to the use of the Commons by the members of the Corporation, which may be amended from time to time as situations arise which affect the use and enjoyment of the Commons by all members of the Corporation.
15. MAINTENANCE OF COMMONS: The Corporation covenants and each member of the Corporation, by the acceptance of a deed by which the interest requisite for membership is acquired, shall be deemed to covenant to maintain the Commons, which covenants by the members shall be satisfied by the payment of annual and special assessments for the

administration, maintenance or improvement of the Commons. Annual and special assessments shall be uniform as to each lot or living unit within the Properties. Each assessment shall be the personal obligation of the member who is, or was, the Titleholder of the lot or living unit assessed at the time of the assessment, shall bear interest at the rate of 12% per annum until paid, and when shown of record shall be a lien upon the lot or living unit assessed.

16. **LANDSCAPING IN COMMONS:** Individual Titleholders who wish to plant and maintain landscaping different from or in addition to that initially provided in the Commons, shall submit to the Building and Grounds Control Committee plans for the landscaping. The plan shall be reviewed and approved or disapproved within 30 days. As a condition of approval, the Titleholder may be required to enter into an agreement providing the obligation for maintenance to run with the lot owned by the Titleholder. The Board shall have final arbitration on any disputes, and the Secretary shall maintain a file of approved landscaping and maintenance for each lot.
17. **USE OF COMMON DRIVEWAYS:** Each member of the Corporation, who is the Titleholder of a lot or living unit, which has access to a street by way of a common driveway, shall have an easement upon such common driveway for ingress and egress from and to the street, which shall be appurtenant to the interest requisite for membership.
18. **MAINTENANCE OF PRIVATE STREETS AND SIDEWALKS:** Each member of the Corporation shall be deemed to maintain their own driveway and the sidewalk going to the front door of the property. The Corporation covenants to maintain Splitrail Lane and Stonewall Court streets and sidewalks. The covenants by the members may be satisfied by the payment of annual and special assessments for the maintenance of the private streets and sidewalks. Each assessment shall be the personal obligation of the member who is, or was, the Titleholder of the living unit assessed at the time of the assessment. The assessment shall bear interest at the rate of 12% per annum until paid, and, when shown of record, shall be a lien upon the living unit assessed.
19. **MAINTENANCE OF LANDSCAPE SCREENS:** The Corporation covenants to maintain any landscape screen, whether composed of structural or live plant material, which is installed as required by the City of Lincoln, Nebraska. Each member of the Corporation shall be deemed to covenant to maintain the screen. The covenants by the members may be satisfied by the payment of annual and special assessments for the maintenance of the screen. Each assessment shall be the personal obligation of the member who is, or was, the Titleholder of the lot assessed at the time of such assessment, shall bear interest at the rate of 12% per annum until paid, and, when shown of record, shall be a lien upon the lot assessed.
20. **MAINTENANCE OF EXTERIORS:** The maintenance of the exterior of all dwelling structures and appurtenances within the Properties shall follow the matching colors for all windows, doors and decks and shall be the responsibility of the Titleholder of any lot within the Properties. However, if the failure of the Titleholder to maintain the exterior of a dwelling structure and appurtenances and perform the maintenance, in the judgment of the Board, creates an adverse effect on the values of the other Properties, the Corporation shall have the right to enter upon any lot within the Properties, at reasonable times, and perform

or cause to be performed maintenance as may be performed following delivery of a written notice to the Titleholder stating the intent to perform the maintenance and allowing not less than sixty (60) days for the Titleholder to take corrective action. The cost of any maintenance plus a 10 percent administration fee shall be the subject of a special assessment against the lot which, when filed of record, shall become a lien against the individual lot.

21. **EASEMENT:** The Corporation and its employees, contractors and agents shall have an easement over, under and upon all the Properties and right of entry at reasonable times, to perform its obligations to maintain, repair, install, operate or replace improvements, landscaping, sprinkler systems and perform any other responsibilities under the Covenants.
22. **INSURANCE:** The Corporation covenants to maintain fire and extended coverage insurance on improvements in an amount equal to their full insurable value. Any proceeds of insurance shall be applied, to the extent required by the Corporation, to the repair or reconstruction of the improvements. The Corporation may maintain such insurance and add the cost thereof to the next annual assessment.
23. **LIEN OF ASSESSMENTS:** The lien of any annual or special assessments shall, until shown of record, be subordinate to the lien of any mortgage placed upon the lot against which the assessment is levied.
24. **ASSESSMENTS:** The members, by the acceptance of a deed to one of the lots within the Properties, shall be deemed to covenant and agree to pay the Corporation the assessments, together with the late fees, interest, reasonable attorney fees, and other costs of collection which shall be a lien upon a lot until paid. Each assessment and other charges shall also be the personal obligation of the Titleholder of the lot at the time any assessment is due.
 - a. Assessment Purpose: The Corporation shall levy assessments solely to enable the Corporation to perform its obligations to its members. The specific purposes for which such assessments may be levied shall include, but not be limited to, the administration, maintenance and repair of the landscaping and grounds on Commons and the lots of its members; snow removal on the lots and Commons; all taxes fees, permits, and other assessments by government or public entities which may be incurred by the Corporation; to provide adequate insurance; and to provide such reserves as may be deemed necessary in order to accomplish the objectives and purposes of the Corporation.
 - b. Annual Assessments: The annual assessment (dues) shall be established by the Directors of the Corporation and shall be payable in equal quarterly installments. In December of each year the Board shall establish the annual assessment rate for the following calendar year. The rate established by the Board shall apply to monthly installments beginning as of January 1. Payments are due by the 15th of the following months: February, May, August and November. Written notice of the annual assessment shall be sent to every member on or before January 1 of every year in which the annual assessment is changed from the previous year. If a Titleholder places the property on the market for sale it is the continued

responsibility of the Titleholder to pay the dues as scheduled while the sale is being completed.

- c. Special Assessment: In addition to the annual assessment, the Corporation may levy special assessments for unexpected repairs or replacements or other unanticipated expenses of the Corporation reasonably necessary to permit the Corporation to perform its obligations. Written notice of the special assessment shall be given to the members specifying the reason for the special assessment and the date payment is due. The date set for payment must be at least 30 days after the date of notice.
 - d. Improvement Assessment: In addition to the annual and special assessments, the Corporation may levy an improvement assessment for any capital improvements. Any such improvement assessment shall require the affirmative vote of two-thirds of the members entitled to vote. Payment of the improvement assessment shall be made on terms established by the Corporation, which terms shall be included in the written notice to the members advising them of the improvement assessment.
 - e. Equity of Assessment: All assessments, except lot assessments, shall be apportioned equally to the lots within the Properties.
 - f. Late Fees and Interest: Any assessments which are not paid within 20 days of the date they are due shall be delinquent and shall be subject to a late fee of 10% of the amount due. In addition, if not paid within 30 days, interest at the rate of 18% per year will be assessed from the date originally due on all delinquent assessments. A lien may be placed on the Titleholder's property 60 days after an assessment is due and the cost of filing the lien and the removal of the lien will be the responsibility of the Titleholder.
 - g. Lien Priority: The lien of any assessments shall be subordinate to the lien of any mortgage executed and delivered before notice of an assessment lien is filed for record by the Corporation.
25. **AMENDMENTS**: These Restrictive Covenants shall run with the land and shall be binding upon and enforceable by the Corporation. These Restrictive Covenants may be terminated or modified, in writing, by the Titleholders of two-thirds of the lots within the Properties, at any time. However, the provisions of these Restrictive Covenants governing membership in the Corporation and maintenance of the Commons shall not be terminated or modified without the consent of Lancaster County, Nebraska.
26. **ENFORCEMENT**: The enforcement of these Restrictive Covenants may be by proceedings at law or in equity against any person violating or attempting to violate any provision hereof. The proceedings may be to restrain the violation, or to recover damages, and, by the Corporation, may be to enforce any lien or obligation created hereby.
27. **SEVERABILITY**: The invalidation of any one of these Restrictive Covenants shall not affect the validity of the remaining provisions hereof.

APPROVED BY AT LEAST TWO-THIRDS VOTE OF TITLEHOLDERS

Mary M. Frank
Mary M. Frank, President

Janene C. Preston
Janene C. Preston, Secretary

Crown Pointe Townhomes Association

The foregoing instrument was acknowledged before me this 11TH day of NOVEMBER, 2014 by Mary M. Frank and Janene C. Preston, officers of Crown Pointe Townhomes Association.



Lisa A. Tollefsen
Notary Public

CROWN POINTE TOWNHOMES RESIDENTS:

Dorothy M. Abbott
Dorothy M. Abbott, 7822 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 12TH day of NOVEMBER, 2014, by Dorothy M. Abbott., 7822 Stonewall Ct., Lincoln, NE 68506

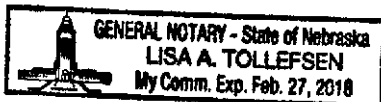


Lisa A. Tollefsen
Notary Public

Sandra K. Aden
Sandra K. Aden, 7819 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11TH day of NOVEMBER, 2014, by Sandra K. Aden, 7819 Stonewall Ct., Lincoln, NE 68506



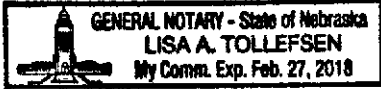
Lisa A. Tollefsen
Notary Public

Leslie A. Andrew

Leslie A. Andrew, 7847 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11TH day of NOVEMBER, 2014, by Leslie A. Andrew, 7847 Stonewall Ct., Lincoln, NE 68506



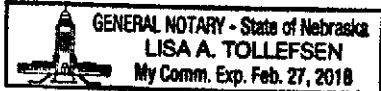
Lisa A. Tollefsen
Notary Public

George E. Ayers

George E. Ayers, 7850 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 13TH day of NOVEMBER, 2014, by George E. Ayers, 7850 Stonewall Ct., Lincoln, NE 68506



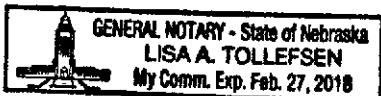
Lisa A. Tollefsen
Notary Public

John K. Bennett

John K. Bennett, 7826 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 13TH day of NOVEMBER, 2014, by John K. Bennett, 7826 Stonewall Ct., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Carol I. Bottum

Carol I. Bottum, 2909 Splitrail Ln., Lincoln, NE 68506

STATE OF NEBRASKA)
) SS
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 12TH day of NOVEMBER, 2014, by Carol I. Bottum, 2909 Splitrail Ln., Lincoln, NE 68506

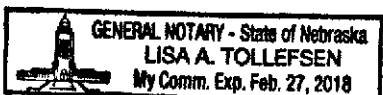


Lisa A. Tollefsen
Notary Public

Jay K. Brinkmeyer
Jay K. Brinkmeyer, 2917 Splitrail Ln., Lincoln, NE 68506

STATE OF NEBRASKA)
) SS
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11TH day of NOVEMBER, 2014, by Jay K. Brinkmeyer, 2917 Splitrail Ln., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Violet M. Butts
Violet M. Butts, 7841 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) SS
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 12TH day of NOVEMBER, 2014, by Violet M. Butts, 7811 Stonewall Ct., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Roland D. Covert

Roland D. Covert, 7856 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 16TH day of NOVEMBER, 2014, by Roland D. Covert, 7856 Stonewall Ct., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Joy C. Dughman
Joy C. Dughman, 7808 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 12TH day of NOVEMBER, 2014, by Joy C. Dughman, 7808 Stonewall Ct., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Wyman D. Dughman
Wyman D. Dughman, 7824 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 13TH day of NOVEMBER, 2014, by Wyman D. Dughman, 7824 Ringneck Dr., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Mary M Frank
Mary M Frank, 2911 Splitrail Ln., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11th day of NOVEMBER, 2014, by Mary M. Frank, 2911 Splitrail Ln., Lincoln, NE 68506



Lisa A Tollefsen
Notary Public

Pearl M Fritts
Pearl M. Fritts, 7840 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 12TH day of NOVEMBER, 2014, by Pearl M Fritts, 7840 Ringneck Dr., Lincoln, NE 68506



Lisa A Tollefsen
Notary Public

Arlene M. Hadenfeldt
Arlene M. Hadenfeldt, 7844 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 12TH day of NOVEMBER, 2014, by Arlene M. Hadenfeldt, 7844 Ringneck Dr., Lincoln, NE 68506



Lisa A Tollefsen
Notary Public

Donald L. Hobbs

Donald L. Hobbs, 7828 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11TH day of NOVEMBER, 2014, by Donald L. Hobbs, 7828 Ringneck Dr., Lincoln, NE 68506



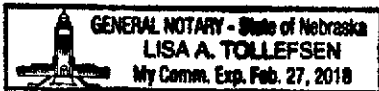
Lisa A. Tollefsen
Notary Public

Margie I. Jensen

Margie I. Jensen, 7734 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 18TH day of NOVEMBER, 2014, by Margie I. Jensen, 7734 Ringneck Dr., Lincoln, NE 68506



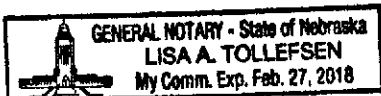
Lisa A. Tollefsen
Notary Public

Norma Jensen

Norma J. Jensen, 7803 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 18TH day of NOVEMBER, 2014, by Norma J. Jensen, 7803 Stonewall Ct., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Paul M. Lange
Paul M. Lange, 7812 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 18TH day of NOVEMBER, 2014, by Paul M. Lange, 7812 Ringneck Dr., Lincoln, NE 68506

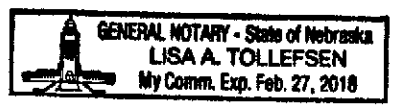


Lisa A. Tollefsen
Notary Public

Norma J. Layton
Norma J. Layton, 7808 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 18TH day of NOVEMBER, 2014, by Norma J. Layton, 7808 Ringneck Dr., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Norman R. Monroe
Norman R. Monroe, 7817 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 18TH day of NOVEMBER, 2014, by Norman R. Monroe, 7817 Stonewall Ct., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Jane D. Nelson
Jane D. Nelson, 7820 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 13TH day of NOVEMBER, 2014, by Jane D. Nelson, 7820 Ringneck Dr., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Vicky L. Pfeiffer
Vicky L. Pfeiffer, 7816 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 18TH day of NOVEMBER, 2014, by Vicky L. Pfeiffer, 7816 Ringneck Dr., Lincoln, NE 68506

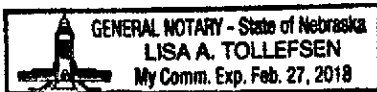


Lisa A. Tollefsen
Notary Public

Allen C. Plucknett
Allen C. Plucknett, 7828 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11TH day of NOVEMBER, 2014, by Allen C. Plucknett, 7828 Stonewall Ct., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Janene C. Preston
Janene C. Preston, 2901 Splitrail Ln., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11TH day of
NOVEMBER, 2014, by Janene C. Preston, 2901 Splitrail Ln., Lincoln, NE 68506

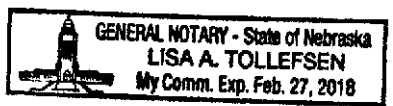


Lisa A. Tollefsen
Notary Public

ValDean Richards
ValDean Richards, 7730 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 12TH day of
NOVEMBER, 2014, by ValDean Richards, 7730 Ringneck Dr., Lincoln, NE 68506

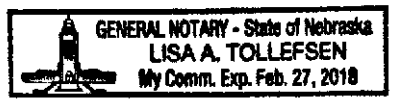


Lisa A. Tollefsen
Notary Public

Joyce A. White, Trustee
Joyce A. White, 7853 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11TH day of
NOVEMBER, 2014, by Joyce A. White, 7853 Stonewall Ct., Lincoln, NE 68506



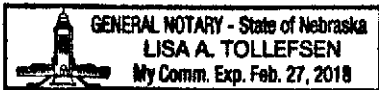
Lisa A. Tollefsen
Notary Public

Marjorie A. Sommer

Marjorie A. Sommer, 7832 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 18TH day of NOVEMBER, 2014, by Marjorie A. Sommer, 7832 Ringneck Dr., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Charles R. Spaulding

Charles R. Spaulding, 7825 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11TH day of NOVEMBER, 2014, by Charles R. Spaulding, 7825 Stonewall Ct., Lincoln, NE 68506

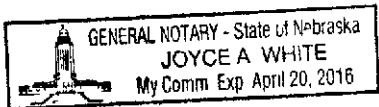


Lisa A. Tollefsen
Notary Public

Lisa A. Tollefsen
Lisa A. Tollefsen, 7852 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11th day of November, 2014, by Lisa A. Tollefsen, 7852 Stonewall Ct., Lincoln, NE 68506



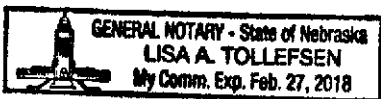
Joyce A. White
Notary Public

Harvey G. Warkentin

Harvey G. Warkentin, 7836 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11th day of NOVEMBER, 2014, by Harvey G. Warkentin, 7836 Ringneck Dr., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Larry E. Wood

Larry E. Wood, 7809 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 18th day of NOVEMBER, 2014, by Larry E. Wood, 7809 Stonewall Ct., Lincoln, NE 68506



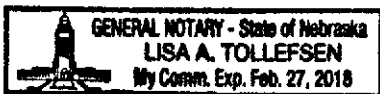
Lisa A. Tollefsen
Notary Public

Minnie J. Zeller

Minnie J. Zeller, 2919 Splitrail Ln., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 18th day of NOVEMBER, 2014, by Minnie J. Zeller, 2919 Splitrail Ln., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Alfred H. Zoller

Alfred H. Zoller, 7810 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11TH day of NOVEMBER, 2014, by Alfred H. Zoller, 7810 Stonewall Ct., Lincoln, NE 68506



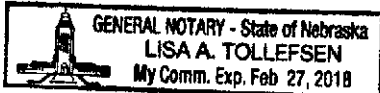
Lisa A. Tollefsen
Notary Public

Julie A. Luedtke

Julie A. Luedtke, 7858 Stonewall Ct., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 11TH day of NOVEMBER, 2014, by Julie A. Luedtke, 7858 Stonewall Ct., Lincoln, NE 68506



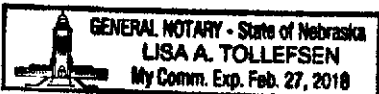
Lisa A. Tollefsen
Notary Public

Frank P. Urzedowski

Frank P. Urzedowski, 7724 Ringneck Dr., Lincoln, NE 68506

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 12TH day of NOVEMBER, 2014, by Frank P. Urzedowski, 7724 Ringneck Dr., Lincoln, NE 68506



Lisa A. Tollefsen
Notary Public

Certificate

The undersigned, being the duly elected Secretary of the Crown Pointe Townhomes Association, hereby certifies that on the 13th day of September, 2014, all members of the Association were provided with a copy of the Amended Restrictive Covenants in accordance with the By-Laws of the Association, with due Notice to all owners within the Association, and that, 43 owners/members out of the total (54) owners/members, representing 79.6 %, approved the adoption of the Amended Restrictive Covenants dated November, 2014, attached hereto, and that such percentage is in excess of the required numbers prescribed by the By-Laws.

Janene C. Preston
Secretary of Crown Pointe Townhomes Association

Dated 11/18, 2014

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The above and foregoing instrument was subscribed and sworn to before me, the undersigned Notary on this 18th day of NOVEMBER, 2014

Linda L. Laurson
Notary Public



Kenlon H. Hake, Trustee

Kenlon H. Hake, Trustee. 7851 Stonewall Ct., Lincoln, NE 68506

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 4th day of November 2014, by Kenlon H. Hake, Trustee. 7851 Stonewall Ct., Lincoln, NE 68506

[Signature]

Notary Public



Jack A. Herbert

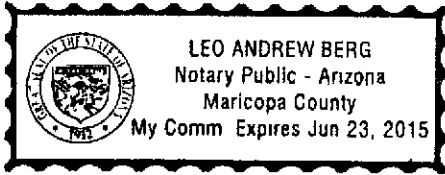
Jack A. Herbert, 7714 Ringneck Dr., Lincoln, NE 68506

STATE OF ARIZONA)
) ss
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 10th day of November, 2014, by Jack A. Herbert, 7714 Ringneck Dr., Lincoln, NE 68506

Leo Andrew Berg

Notary Public



Jack A. Herbert

Jack A. Herbert, 7710 Ringneck Dr., Lincoln, NE 68506

STATE OF ARIZONA)
) ss
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 10th day of November, 2014, by Jack A. Herbert, 7710 Ringneck Dr., Lincoln, NE 68506

Leo Andrew Berg

Notary Public



Jack A. Herbert

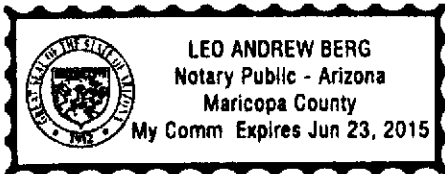
Jack A. Herbert, 7704 Ringneck Dr., Lincoln, NE 68506

STATE OF ARIZONA)
) ss
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 10th day of November, 2014, by Jack A. Herbert, 7704 Ringneck Dr., Lincoln, NE 68506

Leo Andrew Berg

Notary Public

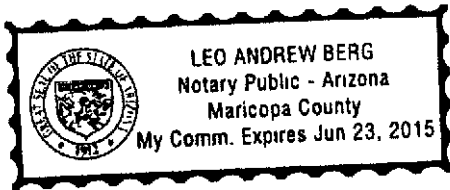


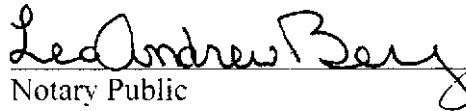


Jack A. Herbert, 7700 Ringneck Dr., Lincoln, NE 68506

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 10 day of
NOV., 2014, by Jack A. Herbert, 7700 Ringneck Dr., Lincoln, NE 68506




Notary Public

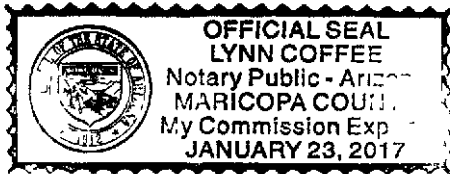
William L. Howland

William L. Howland, 7840 Stonewall Ct., Lincoln, NE 68506

STATE OF ARIZONA)

COUNTY OF Maricopa) ss

The foregoing instrument was acknowledged before me this 14th day of November 2014, by William L. Howland, 7840 Stonewall Ct., Lincoln, Nebraska 68406.



Lynn Coffee

Notary Public

Denis L. Schneckloth
Denis L. Schneckloth, 7834 Stonewall Ct., Lincoln, NE 68506

STATE OF ARIZONA)
) ss
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 7th day of November 2014, by Denis L. Schneckloth, 7834 Stonewall Ct., Lincoln, NE 68506



Nancy Frey-Markell
Notary Public

For Crown Pointe Townhomes Amended Restrictive Covenants (September 2014) -
Original October 27, 1993.

Sam Somerhalder

Sam Somerhalder, 7804 Ringneck Dr., Lincoln, NE 68506

STATE OF NEVADA)
) ss
COUNTY OF Washoe)

The foregoing instrument was acknowledged before me this 4th day of
November 2014, by Sam Somerhalder, 7804 Ringneck Dr., Lincoln, NE 68506

Susan Roberts
Notary Public



ATTACHMENT

*

Crown Pointe Estates Addition, Block 1, Lots 1 through 22, 25 through 28

Crown Pointe Estates 2nd Addition, Block 1, Lots 1 through 8
Block 2, Lots 1 and 2
Block 3, Lots 1 through 8
Block 4, Lots 1 through 8

Crown Pointe Estates 4th Addition, Lots 1 and 2

Lincoln, Lancaster County, Nebraska

CEP005
CRP0052
7/1 CEP0054