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FILED SARPY COUNTY NEBRASKA  
 INSTRUMENT NUMBER

2015-05937

03/20/2015 1:44:13 PM

*Clay J. Dowling*

REGISTER OF DEEDS



**AMENDMENT TO DECLARATION  
 OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
 OF CRYSTAL CREEK, A SUBDIVISION  
 IN SARPY COUNTY, NEBRASKA**

**PRELIMINARY STATEMENT**

This Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements of Crystal Creek, a Subdivision in Sarpy County, Nebraska (the "Amendment") is made by the Crystal Creek Homeowners' Association, a Nebraska not for profit corporation (the "Association") as provided in the Declaration of Covenants, Conditions, Restrictions and Easements of Crystal Creek, a Subdivision in Sarpy County, Nebraska (the "Declaration") executed on January 15, 2003 by Crystal Creek, L.L.C., a Nebraska limited liability company and filed with the Sarpy County Register of Deeds on January 21, 2003 as Instrument Number 2003-03156.

This Amendment affects certain real property located within Sarpy County, Nebraska described as follows:

Lots 1 through 113, all inclusive, in Crystal Creek, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

Ballots were sent to the owners of the 109 lots eligible to vote on August 18, 2014 with proposed amendments to the Declaration. Ballots were received through November 2014 and tabulated in December 2014. The results of the balloting modified two paragraphs in Article I of the Declaration (paragraphs 8 and 24) and added a new paragraph 26 to Article I of the Declaration with the votes and changes as follows:

1. ARTICLE I. RESTRICTIONS AND COVENANTS, Paragraph 8 was amended by a vote of 88 votes for and 6 against. The new Article I, paragraph 8 reads as follows:

**No exterior television or radio antenna or disc greater than 24" x 36" in size shall be permitted on any Lot other than in an enclosed structure hidden from public view.**

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2. ARTICLE I. RESTRICTIONS AND COVENANTS, Paragraph 24 was amended by a vote of 83 votes for and 9 against. The new Article I, paragraph 24 reads as follows:

**No garage doors shall be permitted to remain open overnight.**

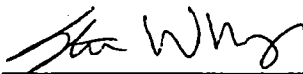
3. ARTICLE I. RESTRICTIONS AND COVENANTS, a new Paragraph 26 was added by a vote of 86 votes for and 9 against. The new Article I, paragraph 26 reads as follows:

**Any owner may erect a permanent or in ground basketball hoop on their property only after securing the prior written approval of the "Declarant". Plans for the installation must be submitted using the Crystal Creek Property Improvement form; any necessary permits will be the responsibility of the owner. After installation the owner is solely responsible for continuous upkeep of the basket hoop and must make repairs to any damage within 2 weeks of occurrence (i.e. broken backboard, bent rim, bent or leaning support pole or structure). Failure to maintain proper condition of the hoop is a violation of the Covenants.**

**Temporary Basketball hoops are also allowed but must be fully stored on the owner's property when not in use. Storage of temporary hoops cannot block the sidewalks or public roadways in any way. Upkeep requirements for temporary hoops are the same as for permanent hoops.**

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed this 17 day of March, 2015.

  
\_\_\_\_\_  
Trent Rice, President

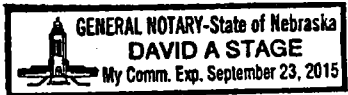
  
\_\_\_\_\_  
Steve Willey, Secretary

2015-05937B

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF SARPY )

The foregoing instrument was acknowledged before me on the 17th day of March 2015, by Trent Rice, President of the Crystal Creek Homeowners' Association, and acknowledged the same to be his voluntary act and deed.

David A Stage  
Notary Public



STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF SARPY )

The foregoing instrument was acknowledged before me on the 17th day of March 2015, by Steve Willey, Secretary of the Crystal Creek Homeowners' Association, and acknowledged the same to be his voluntary act and deed.

David A Stage  
Notary Public

