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SUBMITTED_TITLECORE NATIONAL, LLC

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2016-22697
2016 Sep 07 03:59:21 PM
Sheryl J. Dowling
REGISTER OF DEEDS


**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A
SUBDIVISION IN SARPY COUNTY, NEBRASKA**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II (“AMENDMENT”) IS EXECUTED BY OWNERS OF NOT LESS THAN SIXTY PERCENT (60%) OF THE LOTS AT EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

A) The Owners own certain real property and improvements located within the Equestrian Ridge Estates II Subdivision, legally described as Lots 1 through 23, inclusive, in Equestrian Ridge Estates II, a Subdivision, as surveyed, plated and recorded in Sarpy County, Nebraska.

B) The Owners desire to amend the Declaration of Covenants, Conditions, Restrictions and Easements of Equestrian Ridge Estates II, a Subdivision in Sarpy County, Nebraska recorded in the office of the Sarpy County Register of Deeds on January 19, 2010 at Instrument No. 2010-01405 (the “Covenants”).

C) The Owners hereby amend the Covenants to delete and eliminate Article IV, Paragraph 1(a) in its entirety, and replace that section as follows:

1(a) The acquisition, construction, landscaping, maintenance, operation, repair, upkeep and replacement of Common Facilities for the general use, benefit and enjoyment of the Members. Common Facilities for the general use, benefit and enjoyment of the Members. Common Facilities shall include entrance gates, dedicated roads, green areas, the Boundary Fence and piers, signs and entrances for Equestrian Ridge Estates II. Common facilities, with the exception of any dedicated roads or streets, are restricted to use by Members, their families and their agents.

D) The remainder of Article IV, Paragraph 1, not modified by this Amendment shall remain unchanged and in full force and effect

E) The Owners hereby amend the Covenants to delete and eliminate Article IV, Paragraph 3(a) in its entirety, and replace that section as follows:

3. Purposes and Responsibilities. The Declarant shall exercise and administer all power and duties of the Association as such are specified herein, until such are released or relinquished from time to time by Declarant. As any powers or duties are released or relinquished from time to time by Declarant, such shall thereafter be exercised and administered by the Board of Directors of the Association. At such time as Declarant no longer holds title to any subdivision lot, any powers and duties not previously released or relinquished shall be deemed to have been released and relinquished. Thereafter the Association through its Board of Directors shall have all powers conferred upon not-for-profit corporations by the Nebraska Non-Profit Corporation Act and all powers and duties necessary and appropriate to accomplish the purposes and administer the affairs of the Association. The powers and duties to be exercised by Declarant, and subsequently by the Board of Directors of the Association, shall include, but shall not be limited to, the following:

3(a) The acquisition, development, maintenance, repair, replacement, operation and administration of Common Areas and Facilities inclusive of assessment for and payment of any tax liability attributable to the Common Areas and Facilities, and the enforcement of the rules and regulation relating to the Common Facilities.

The Association shall not be responsible for the costs and maintenance expenses for 232nd Street located within Equestrian Ridge Subdivision, including the entrances at Angus Road and Lincoln Road, related to such matters.

F) The remainder of Article IV, including the remaining paragraphs in Article IV, Paragraph 3, and all other provisions contained in the Covenants not modified by this Amendment shall remain unchanged and in full force and effect.

G) This Amendment shall run with the land and shall be binding upon all future and present owners of the Property described in the Amendment.

H) Invalidation of this Amendment by final Order of any court of competent jurisdiction shall not affect the validity enforceability of any provisions contained in the Covenants.

The undersigned Owners of Equestrian Ridge Estates II, a Subdivision in Sarpy County, Nebraska have executed this Amendment on the dates shown opposite our signatures below.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

Legal Description/Street Address	Owner Signature	Date
Lot <u>1</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	<u>[Signature]</u>	<u>06/06/16</u>
	<u>[Signature]</u>	<u>06/06/16</u>

23151 Shildoh Drive Gretna, NE 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 6 day of June, 2016, by Jeff Hinchcliff



[Signature]
Notary Public


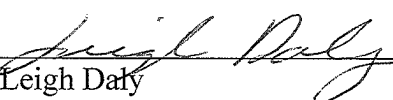
STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 6 day of June, 2016, by Julie Hinchcliff



[Signature]
Notary Public

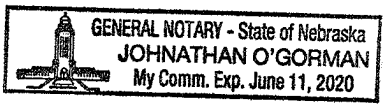
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA


Legal Description/Street Address	Owner Signature	Date
Lot <u>3</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Phillip Daly	<u>8/24/16</u>
	 Leigh Daly	<u>8/21/16</u>

23107 Shiloh Drive Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 24th day of August, 2016, by Phillip Daly

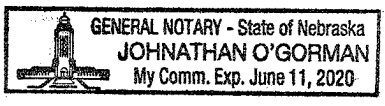


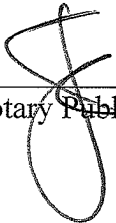


Notary Public

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

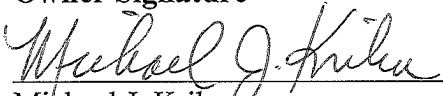
The foregoing instrument was acknowledged before me this 21st day of August, 2016, by Leigh Daly





Notary Public

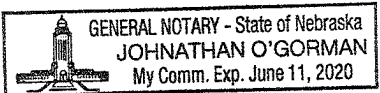
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

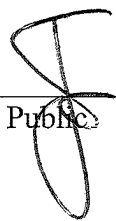
Legal Description/Street Address	Owner Signature	Date
Lot <u>2</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Michael J. Kriha	<u>8-20-16</u>
	 Sandra L. Kriha	<u>8-20-16</u>

23111 Shiloh Drive Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 20th day of August, 2016, by Michael J. Kriha

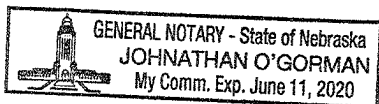





Notary Public

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

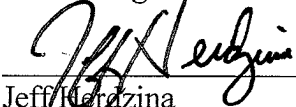
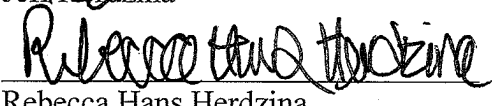
The foregoing instrument was acknowledged before me this 20th day of August, 2016, by Sandra L. Kriha





Notary Public

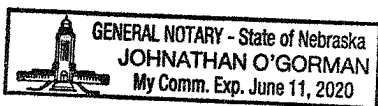
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA


Legal Description/Street Address	Owner Signature	Date
Lot <u>4</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Jeff Herdzina	<u>6-22-15</u>
	 Rebecca Hans Herdzina	<u>6-22-16</u>

23103 Shiloh Drive Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

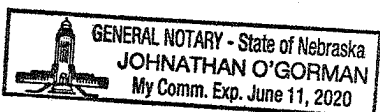
The foregoing instrument was acknowledged before me this 22nd day of June, 2016, by Jeff Herdzina

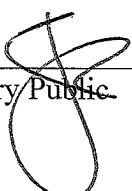



Notary Public

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 22nd day of June, 2016, by Rebecca Hans Herdzina




Notary Public

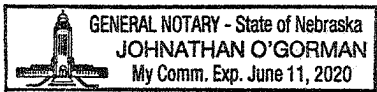
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

Legal Description/Street Address	Owner Signature	Date
Lot <u>7</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	<u>Richard D. Lau</u> Richard Lau	<u>8/23/2016</u>
	<u>Tiffani Lau</u> Tiffani Lau	<u>8/23/16</u>

10815 S 231st Street Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

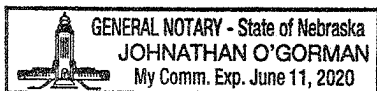
The foregoing instrument was acknowledged before me this 23rd day of August, 2016, by Richard Lau



[Signature]
Notary Public


STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 23rd day of August, 2016, by Tiffani Lau



[Signature]
Notary Public

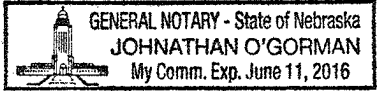
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

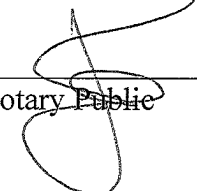
Legal Description/Street Address	Owner Signature	Date
Lot <u>8</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Christopher M. Lehan	<u>6/1/2016</u>
	 Lisa M. Lehan	<u>6/3/2016</u>

10769 S 231st Street Gretna Nebraska 68030
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

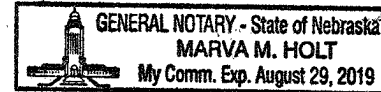
The foregoing instrument was acknowledged before me this 1st day of June, 2016, by Johnathan O'Gorman
CHRISTOPHER M. LEHAN





Notary Public

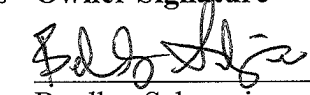
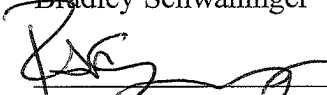
STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 3rd day of June, 2016, by Lisa M. Lehan
Johnathan O'Gorman




Notary Public

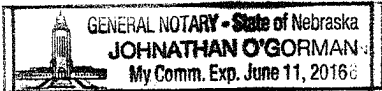
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA


Legal Description/Street Address	Owner Signature	Date
Lot <u>9</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Bradley Schwaninger	<u>06/11/16</u>
	 Roseann Schwaninger	<u>6/11/16</u>

10707 S 231st Street Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

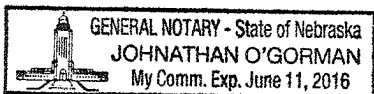
The foregoing instrument was acknowledged before me this 11th day of June, 2016, by Bradley Schwaninger

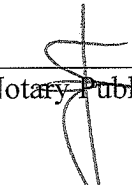



Notary Public

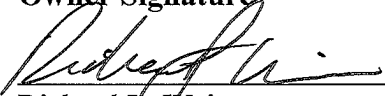
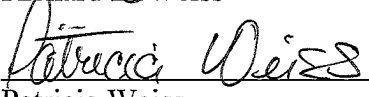
STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 11th day of June, 2016, by Roseanne Schwaninger




Notary Public

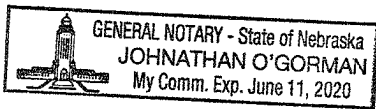
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

Legal Description/Street Address	Owner Signature	Date
Lot <u>13</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Richard L. Weiss	<u>8/2/2016</u>
	 Patricia Weiss	<u>8-2-16</u>

23110 Buchanan Circle Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

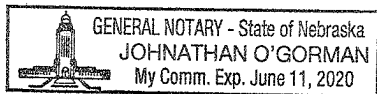
The foregoing instrument was acknowledged before me this 2nd day of August, 2016, by Richard L. Weiss




Notary Public

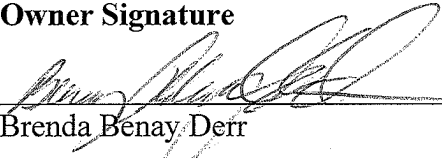
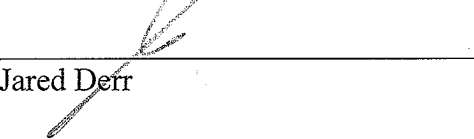
STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 2nd day of August, 2016, by Patricia Weiss




Notary Public

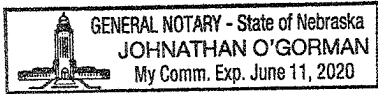
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA


Legal Description/Street Address	Owner Signature	Date
Lot <u>14</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Brenda Benay Derr	<u>8/20/16</u>
	 Jared Derr	<u>08/20/16</u>

23114 Buchanan Circle Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 20th day of August, 2016, by Brenda Benay Derr

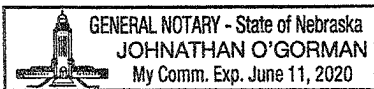


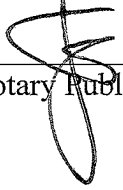


Notary Public

STATE OF NEBRASKA)
)
COUNTY OF SARPY)



The foregoing instrument was acknowledged before me this 20th day of August, 2016, by Jared Derr





Notary Public

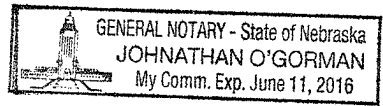
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

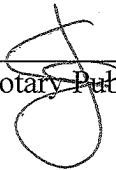
Legal Description/Street Address	Owner Signature	Date
Lot <u>16</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Max A. Stevens	<u>6/6/16</u>
	 Christine R. Stevens	<u>6-6-16</u>

23109 Buchanan Circle Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 6th day of June, 2016, by Max A Stevens

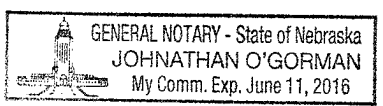





Notary Public

STATE OF NEBRASKA)
)
COUNTY OF SARPY)



The foregoing instrument was acknowledged before me this 6th day of June, 2016, by Christine R. Stevens





Notary Public

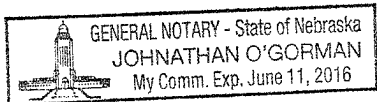
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

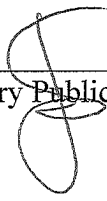
Legal Description/Street Address	Owner Signature	Date
Lot <u>17</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Max A. Stevens	<u>6-6-16</u>
	 Christine R. Stevens	<u>6-6-16</u>

10706 S 231st Street Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 6th day of June, 2016, by Max A. Stevens

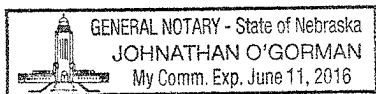


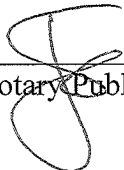


Notary Public

STATE OF NEBRASKA)
)
COUNTY OF SARPY)


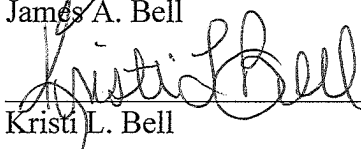
The foregoing instrument was acknowledged before me this 6th day of June, 2016, by Christine R. Stevens





Notary Public

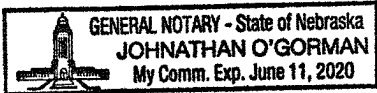
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

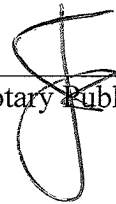
Legal Description/Street Address	Owner Signature	Date
Lot <u>18</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 James A. Bell	<u>8/24/16</u>
	 Kristi L. Bell	<u>8.24-16</u>

10768 S 231st Street Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

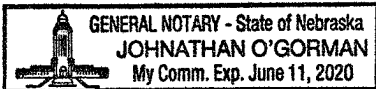
The foregoing instrument was acknowledged before me this 24th day of August, 2016, by James A. Bell

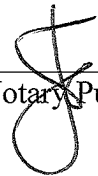



Notary Public



STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 24th day of August, 2016, by Kristi L. Bell




Notary Public

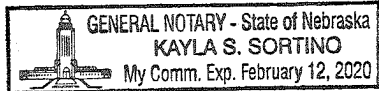
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

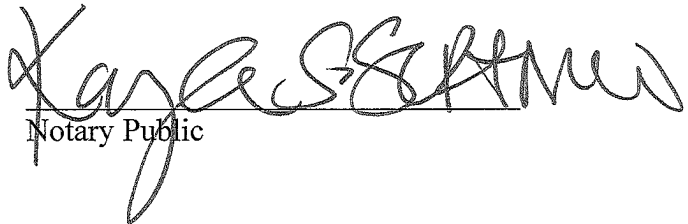
Legal Description/Street Address	Owner Signature	Date
Lot <u>19</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Jonathan P. O'Gorman	<u>6/9/16</u>
	 Syd T. Hershey	<u>6/9/16</u>

10814 S 231st Street Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

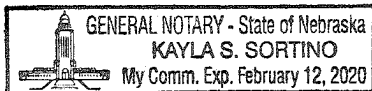
The foregoing instrument was acknowledged before me this 9 day of June, 2016, by Jonathan P. O'Gorman
#

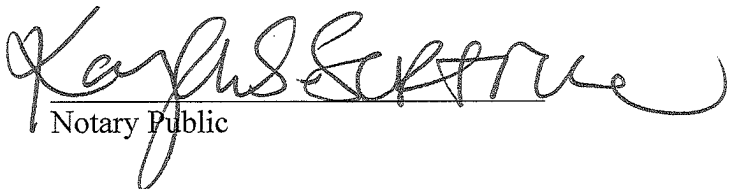



Notary Public

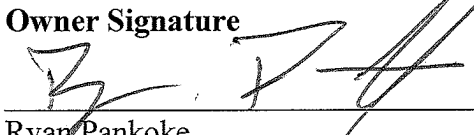

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 9 day of June, 2016, by Syd T. Hershey




Notary Public

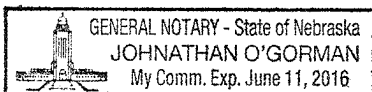
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA


Legal Description/Street Address	Owner Signature	Date
Lot <u>20</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Ryan Pankoke	<u>6-11-16</u>
	 Sara Pankoke	<u>6-11-16</u>

10874 S 231st Street Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 11th day of June, 2016, by Ryan Pankoke

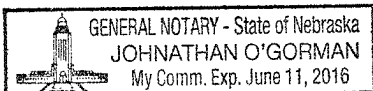


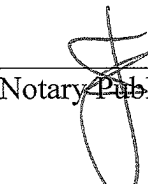


Notary Public

STATE OF NEBRASKA)
)
COUNTY OF SARPY)


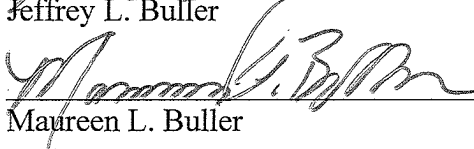
The foregoing instrument was acknowledged before me this 11th day of June, 2016, by Sara Pankoke





Notary Public

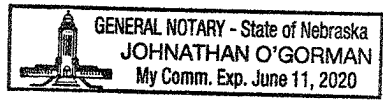
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA


Legal Description/Street Address	Owner Signature	Date
Lot <u>21</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Jeffrey L. Buller	<u>6/16/16</u>
	 Maureen L. Buller	<u>6/16/16</u>

10871 S 231st Ave Circle Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 16th day of June, 2016, by Jeffrey L Buller

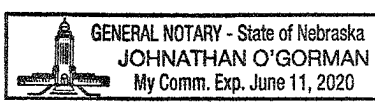





Notary Public

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 16th day of June, 2016, by Maureen L Buller





Notary Public

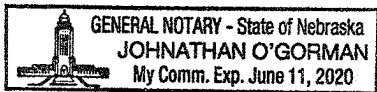
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

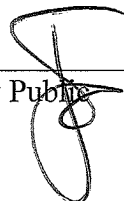
Legal Description/Street Address	Owner Signature	Date
Lot <u>22</u> , Equestrian Ridge Estates II, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 _____ Jess Hardsessen	<u>8/23/16</u>
	 _____ Mikala Hardsessen	<u>9/23/16</u>

10854 S 231st Ave Circle Gretna Nebraska 68028
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 23rd day of August, 2016, by Jess Hardsessen

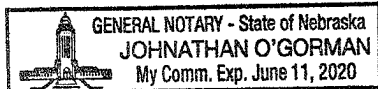





Notary Public

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

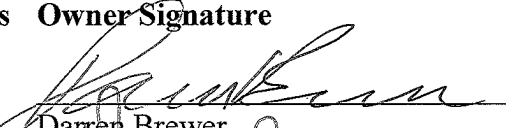
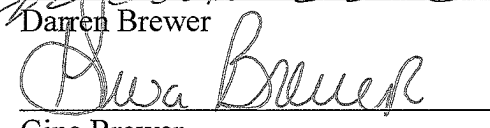
The foregoing instrument was acknowledged before me this 23rd day of August, 2016, by Mikala Hardsessen





Notary Public

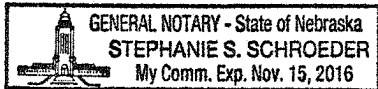
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS OF EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA

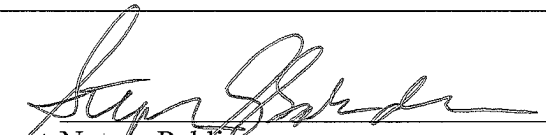
Legal Description/Street Address	Owner Signature	Date
Lot <u>1</u> , Equestrian Ridge Estates II Replat 1, A Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska	 Darren Brewer	<u>6/14/16</u>
	 Gina Brewer	<u>6/16/16</u>

10892 S 231st Street Gretna Nebraska 68022
Street Address

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

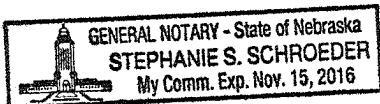
The foregoing instrument was acknowledged before me this 16 day of June, 2016, by Darren Brewer.

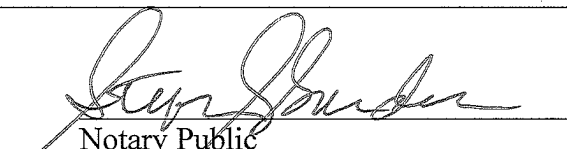



Notary Public

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 16 day of June, 2016, by Gina Brewer.




Notary Public