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Pages 3



After recording return to:
Seacrest & Kalkowski, PC, LLO
1128 Lincoln Mall, Suite 105
Lincoln, NE 68508

ML

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR
YANKEE RIDGE TOWNHOMES**

The undersigned, constituting the "Declarant" under the Declaration of Covenants, Conditions, Restrictions and Easements for Yankee Ridge Townhomes dated October 25, 2007, and filed of record with the Lancaster County Register of Deeds as Instrument No. 2007053171, which was amended by the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Yankee Ridge Townhomes dated November 20, 2008, and filed of record with the Lancaster County Register of Deeds as Instrument No. 2008052448 (collectively the "Declaration"), does hereby amend the Declaration as follows:

A. The definition of "Townhome Property" contained in Article I of the Declaration is hereby amended and restated as follows:

"Townhome Property" shall mean the real property legally described as Lots 1 through 44, and Lots 116 through 130, Grainger Heights 1st Addition, and Lots 1 through 74, and Outlot "A", Grainger Heights 2nd Addition, Lincoln, Lancaster County, Nebraska.

B. The following new Paragraph 19 is added to Article II of the Declaration:

19. Changes or Modifications to Townhome Residence. Prior to the construction of any addition to any townhome residence constructed on any Lot, or the change or modification in the exterior of any townhome residence constructed on any Lot, the Lot Owner shall first obtain the written approval of the Declarant to proceed with any such construction, change or modification, which approval shall not be unreasonably withheld; provided, however, Declarant shall have the sole and exclusive right, in its sole discretion, to approve or reject any such addition, change or modification if, in the opinion of the Declarant, either the style, size, material or color does not conform to the general standard

*No/ Seacrest 1
Seacrest 2*

and character of the townhome residences constructed or to be constructed on other Lots located within the Townhome Property.

B. All other terms and conditions of the Declaration, except as amended herein, remain in full force and effect. In the event of a conflict between the terms of this Second Amendment and the terms of the Declaration, the terms of this Second Amendment shall control. Capitalized terms used herein and not defined herein have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 26 day of June, 2017.

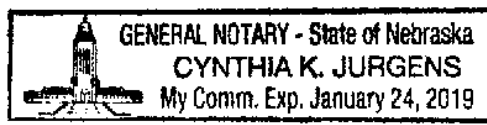
YANKEE RIDGE PARTNERS, LLC, a
Nebraska corporation

By: Craig G. Bauer
Craig G. Bauer, Partner

By: Thomas R. Ruud
Thomas R. Ruud, Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

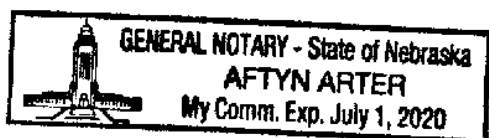
The foregoing was acknowledge before me this 22 day of June, 2017, by Craig G. Bauer, Partner of **Yankee Ridge Partners, LLC**, a Nebraska limited liability company, on behalf of the limited liability company.



Cynthia K. Jurgens
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledge before me this 26 day of June, 2017, by Thomas R. Ruud, Partner of **Yankee Ridge Partners, LLC**, a Nebraska limited liability company, on behalf of the limited liability company.



Aftyn Arter

Notary Public