

Inst # 2021058882 Mon Oct 04 15:25:03 CDT 2021

Filing Fee: \$16.00 cpomrw

Lancaster County, NE Assessor/Register of Deeds Office RESCOV

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## DECLARATION OF COVENANTS AND RESTRICTIONS

(Adding 5<sup>th</sup> Addition Lots and Road)

Heritage Lakes, LLC, a Nebraska limited liability company ("**Developer**"), is the owner of the following real property:

Lots 1-7, Block 1, and Lots 1-7, Block 2, all in Hillcrest CC 5<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska (the "**5<sup>th</sup> Addition Lots**") and Outlot B, Hillcrest CC 5<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska ("**Casa Galeano Court**").

### Existing Covenants

A Declaration of Covenants and Restrictions have been established and recorded on August 27, 2019 with the Lancaster County, Nebraska Register of Deeds as Instrument No.: 2019032688 (the "**Covenants**") on the following properties:

Outlots B, C and D, all in Hillcrest CC Addition, Lincoln, Lancaster County, Nebraska; and

Lots 1-26, Block 1, Lots 1-6, Block 2, Lots 1-12, Block 3, Lots 1-18, Block 4 and Lots 1-8, Block 5 and Outlots A, B and C, all in Hillcrest CC 1<sup>st</sup> Addition, Lincoln, Lancaster County, Nebraska.

Lots 14 and 15, Block 1, in Hillcrest CC 1<sup>st</sup> Addition, Lincoln, Lancaster County, Nebraska have been replated and are now known as Lots 1 and 2, in Hillcrest CC 4<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska.

### Additional Properties

Pursuant to Paragraph 28 of the Covenants, (a) the 5<sup>th</sup> Addition Lots and Casa Galeano Court are hereby added to, bound by, and are hereby made subject to, the Covenants, which Covenants by this reference are incorporated herein, (b) the 5<sup>th</sup> Addition Lots are hereby designated as Category B Townhome Properties in the Covenants and (c) Casa Galeano Court is hereby designated as Townhome Commons in the Covenants.

HILCC5

HILCC4  
HILCC  
HILCC1

IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date set forth below.

Heritage Lakes, LLC  
By: HB II, Inc., manager

By: Gary Kort  
Gary Kort, President

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF LANCASTER        )

The foregoing instrument was acknowledged before me on September ~~21~~, 2021, by Gary Kort as President of HB II, Inc., a Nebraska corporation and manager of Heritage Lakes, LLC, a Nebraska limited liability company, on behalf of the company.



Sarah A. Watts  
Notary Public

After Recording Return to:  
O'Neill, Heinrich, Damkroger,  
Bergmeyer & Shultz, P.C., LLO  
Attn: Tim O'Neill  
800 Lincoln Square  
121 S. 13<sup>th</sup> Street  
Lincoln, NE 68508