

Nebraska Title Company  
5601 South 59th Street, Suite C  
Lincoln NE 68516

**ADDITION OF 7<sup>TH</sup> ADDITION LOTS  
TO  
DECLARATION OF COVENANTS AND RESTRICTIONS**

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

Lots 1-8, Block 1, and Lots 1-7, Block 2, all in Hillcrest CC 7<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska (the "7<sup>th</sup> Addition Lots") and Lots 11 and 12, Block 3, Hillcrest CC 1<sup>st</sup> Addition, Lincoln, Lancaster County, Nebraska ("Lots 11 and 12").

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 and additional property was added pursuant to a Declaration of Covenants and Restrictions (Adding 5<sup>th</sup> Addition Lots and Road) recorded on October 4, 2021 with the Lancaster County, Nebraska Register of Deeds as Instrument No.: 2021058882 and pursuant to a Declaration of Covenants and Restrictions (Adding 6<sup>th</sup> Addition Lots and Outlot) recorded on July 21, 2022 with the Lancaster County, Nebraska Register of Deeds as Instrument No.: 2022031557 (the "Covenants") on the following properties:

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

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; and

Lots 1-7, Block 1, Lots 1-7, Block 2 and Outlot B, all in Hillcrest CC 5<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska; and

Lots 1-8, Block 1, and Lots 1-12, Block 2, all in Hillcrest CC 6<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska and Outlot A, Hillcrest CC 6<sup>th</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 7<sup>th</sup> Addition Lots are hereby added to, bound by, and are hereby made subject to, the Covenants, which Covenants by this reference are incorporated herein and (b) 7<sup>th</sup> Addition Lots are hereby designated as Category B Townhome Properties in the Covenants.

HILCC7  
HILCC1

Amendment

Pursuant to Paragraph 30 of the Covenants, the Developer, as the holder of two-thirds of the total voting rights under the Covenants, hereby amends the Covenants by changing the designation of Lots 11 and 12 from Category A Townhome Properties to Category B Townhome Properties.

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 October 28, 2022, 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.

Tim O'Neill  
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