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Carol Aivona
DODGE COUNTY
REGISTER OF DEEDS
COMPUTER INDEX FEE \$ 68.00

AFFIDAVIT

STATE OF NEBRASKA)
) ss
COUNTY OF DODGE)

Tom L. Welty, President of Lake Ventura Association, a Nebraska non-profit Corporation, being first sworn on his oath, states that he knows of his personal knowledge that the owners of all of the lots of Lake Ventura Subdivision and Lake Ventura Subdivision First Addition, Dodge County, Nebraska, listed below have executed the following Consent and Agreement to Covenant Amendments for Lake Ventura Subdivision and Lake Ventura Subdivision First Addition:

CONSENT AND AGREEMENT TO COVENANT AMENDMENTS
FOR LAKE VENTURA SUBDIVISION AND
LAKE VENTURA SUBDIVISION FIRST ADDITION

The undersigned, owners of lots in Lake Ventura Subdivision and Lake Ventura Subdivision First Addition, all in Dodge County, Nebraska, do execute this Consent and Agreement in order to amend all covenants filed of record concerning Lake Ventura Subdivision and Lake Ventura Subdivision First Addition, including, but not limited to, those covenants recorded in Book 7 at Page 718 and Book 9 at Page 485, all in the Miscellaneous records of the Register of Deeds of Dodge County, Nebraska. The covenants shall be amended as follows:

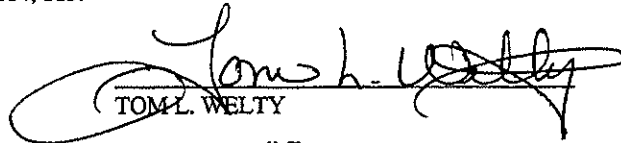
- I. Covenant #1 is hereby amended to provide as follows:
 - 1. Complete plans and specifications for the construction of all structures must be submitted to and approved by Lake Ventura Association Board of Directors prior to the commencement of any construction in said subdivisions.
- II. Covenant #5 is hereby amended to provide as follows:
 - 5 The minimum size of permanently enclosed living space shall be 1,200 sq. ft., on the main floor.
- III. Covenant #6 is hereby amended to provide as follows:
 - 6. For each dwelling there must also be erected a private garage of not less than 20 feet by 22 feet in size.
- IV. Covenant #12 is hereby amended to provide as follows:
 - 12. No fence or hedge shall be erected or maintained which shall unreasonably restrict or block the view of the lake and neighborhood area from an adjoining lot. For this purpose, hedges and fences shall not exceed six feet in height unless the property owner obtains written permission from all adjoining property owners and the Lake Ventura Association Board of Directors.
- V. Covenant #16 is hereby amended to provide as follows:
 - 16. All driveways must be concrete from the street to the garage.
- VI. Covenant #20 is hereby amended to provide as follows:
 - 20. No home may be constructed in a location on a lot or lots which materially restricts the view of the lake from adjoining property owners. A plot plan must accompany

the home plans and specifications when presented to the Architectural Committee and the plan must be approved by the Board of Directors of Lake Ventura Association before any work commences. It is the intent of this covenant to prevent one dwelling from being built so much closer to the lake shore than another so as to obstruct the view of the lake from adjoining property owners.

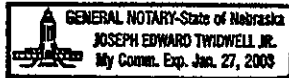
- VII. Second Supplement to Covenants recorded in Misc. Book 11 at Page 187 is amended to provide:
1. The roofs of all homes and improvements shall be covered or replaced with wood shake shingles and have a pitch of at least 4 inches per foot (4/12 pitch). The entire roof of any existing home or improvement which does not have shake shingles must be replaced with shake shingles when any repair is made to the roof. This covenant shall not apply to any existing home or improvement with a pitch of less than 4 inches per foot.

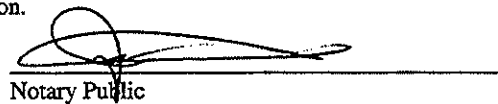
It is the desire and intent of the undersigned that the foregoing Consent and Agreement to Covenant Amendments shall be deemed to be effective and binding as to all lots upon the execution of this Consent and Agreement to Covenant Amendments For Lake Ventura Subdivision and Lake Ventura Subdivision First Addition which represents a 60% majority in interest of the lots in said subdivisions.

Lot Nos. 2, 3, 6, 8, 10, 11, 12, 14, 16, 17, 18, 19, 21, 22, 23, 24, 25, 28, 32, 34, 35, 38, 39, 40, 42, 44, 45, 49, 50, 51, 54, 55, 56, 57, 59, 60, 61, 63, 64, 65, 67, 74, 75, 77, 78, 79, 80, 81, 82, 83, 84, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 103, 104, 107, 108, 110, 111, 113, 114, 115.


TOM L. WELTY

The foregoing was acknowledged before me this 3rd day of August, 2001 by Tom L. Welty, President of Lake Ventura Association.




Notary Public

Lake Ventura Subdivision and Lake Ventura Subdivision First Addition, Lots 1 - 116, Dodge County, Nebraska