

FILED SARPY CO. NE.
INSTRUMENT NUMBER
98-027225

98 SEP 28 AM 8:28

Glenn J. Dunning

98-27225
AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
LAKE RIDGE ESTATES

Recorder note:
Check Legal Lot 82

Counter *pk*
Verify *DJ*
D.E. *JS*
Proof *m*
Fee \$ *167.00*
OK ☒ Cash ☐ Chg ☐

REGISTER OF DEEDS
THIS DECLARATION, made on the date hereinafter set forth by the undersigned, who constitute owners (and spouses where applicable) of more than ninety (90%) percent of the following described lots, hereinafter referred to as "Owners"

WITNESSETH:

WHEREAS, Owners are the owners of more than ninety percent (90%) of the following described lots:

Lots 1 through 94, inclusive in Lake Ridge Estates, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

WHICH are subject to certain Protective Covenants recorded on the 18th day of October, 1996, at Instrument Number 96-020450 in the Register of Deeds office of Sarpy County, Nebraska,

NOW THEREFORE, the Owners hereby amend the above stated covenants by substituting the following paragraph in place of Article III, Section B, Paragraph 5 of the above stated covenants.

5. No fences may be built forward of the rear wall of the dwelling and, under no circumstances, closer to any adjoining street than the building setback line. In those instances where the house has more than one rear wall, the Architectural Control Committee shall determine in its discretion which rear wall shall be applicable. Fences shall be constructed only of wood, decorative iron, brick, stone, or vinyl and are subject to the approval of the Architectural Control committee referred to above. Wire or chain-link fences shall not be permitted. Temporary or permanent barbed wire, electrified, and/or snow fences are strictly prohibited.

Except for the above stated change, all terms and conditions of the original recorded covenants shall remain as stated.

General Provisions


This document may be signed in counterpart signatures. When the signature and acknowledgment pages with signatures are attached to a single document, said single document shall be as legally effective as if all of the parties hereto signed said single document and had their signatures acknowledged on said single document.

This Amendment shall be effective when it has been executed by ninety percent (90%) of the owners of Lots 1 through 94, inclusive in Lake Ridge Estates and recorded with the Sarpy County Register of Deeds.


The undersigned being ninety percent (90%) of the Owners of Lots 1 through 94, inclusive in Lake Ridge Estates hereby adopt this Amendment for the Lots named herein.

027225

98-27225A



Douglas J. Newstrom


Kristin K. Newstrom

The foregoing instrument was acknowledged before me this 11 day of September, 1998, by Douglas J. Newstrom, husband of Kristin K. Newstrom.

Cynthia L. Low
Notary Public

The foregoing instrument was acknowledged before me this 22 day of September, 1998, by Kristin K. Newstrom, wife of Douglas J. Newstrom.

Cynthia L. Low
Notary Public

Bruce W. Bench

State of Nebraska)
) ss
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Bruce W. Bench, husband of Barbara J. Bench.

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Barbara J. Bench, wife of Bruce W. Bench.

Notary Public

Notary Public

98-27225C

Lot 23

Marlin J. Lempke

Mary B. Lempke

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by Marlin J. Lempke, husband of Mary B. Lempke.

Notary Public

State of Nebraska)
) ss,
County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by Mary B. Lempke, wife of Marlin J. Lempke.

Notary Public

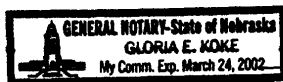
Lot 32

William M. Miller
William M. Miller

Kathleen A. Miller
Kathleen A. Miller

State of Nebraska)
) ss.
County of SARPY)

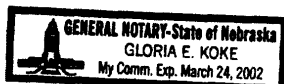
The foregoing instrument was acknowledged before me this 21st
day of September, 1998, by William M. Miller, husband of Kathleen A.
Miller.



Gloria E. Koke
Notary Public


State of Nebraska)
) ss.
County of SARPY)

The foregoing instrument was acknowledged before me this 21st
day of September, 1998, by Kathleen A. Miller, wife of William M. Miller.



Gloria E. Koke
Notary Public

Lot 34


James S. Garbina

Irene M. Garbina
Irene M. Garbina

State of Nebraska)
) ss.
County of *Sarpy*)

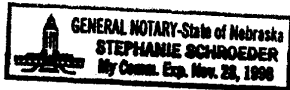
The foregoing instrument was acknowledged before me this 11th day of September, 1998, by James S. Garbina, husband of Irene M. Garbina.



Stephanie Schroeder
Notary Public

State of Nebraska)
) ss.
County of Sarpy)

The foregoing instrument was acknowledged before me this 11th day of September, 1998, by Irene M. Garbina, wife of James S. Garbina.



Stephanie Schroeder
Notary Public

Lot 35

Jon B. Whitmore

Betty J. Whitmore

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Jon B. Whitmore, husband of Betty J. Whitmore.

Notary Public

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Betty J. Whitmore, wife of Jon B. Whitmore.

Notary Public

98-27225E

Lot 34

James S. Garbina

Irene M. Garbina

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by James S. Garbina, husband of Irene M.
Garbina.

Notary Public

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by Irene M. Garbina, wife of James S. Garbina.

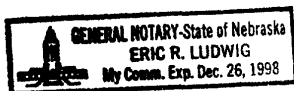
Lot 35

Notary Public
Jon B. Whitmore

Betty J. Whitmore
Betty J. Whitmore

State of Nebraska)
) ss.
County of *SARPY*)

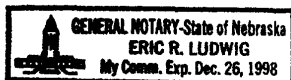
The foregoing instrument was acknowledged before me this 16TH
day of September, 1998, by Jon B. Whitmore, husband of Betty J.
Whitmore.



Notary Public

State of Nebraska)
) ss.
County of *SARPY*)

The foregoing instrument was acknowledged before me this 16TH
day of September, 1998, by Betty J. Whitmore, wife of Jon B. Whitmore.



Notary Public

98-27225F

Lot 38

Colin B. Niles

Colin B. Niles

Susan M. Niles

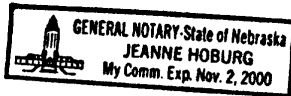
Susan M. Niles

State of Nebraska)

) ss.

County of Douglas)

The foregoing instrument was acknowledged before me this 9th
day of September, 1998, by Colin B. Niles, husband of Susan M. Niles.



Jeanne Hoburg

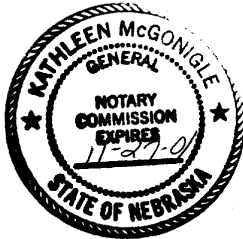
Notary Public

State of Nebraska)

) ss.

County of)

The foregoing instrument was acknowledged before me this 10th
day of September, 1998, by Susan M. Niles, wife of Colin B. Niles.



Lot 40

Kathleen McGonigle

Notary Public

Steven A. Oiness

Michelle G. Oiness

State of Nebraska)

) ss.

County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by Steven A. Oiness, husband of Michelle G. Oiness.

Notary Public

State of Nebraska)

) ss.

County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by Michelle G. Oiness, wife of Steven A. Oiness.

Notary Public

98-272256

Lot 38

Colin B. Niles

Susan M. Niles

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by Colin B. Niles, husband of Susan M. Niles.

Notary Public

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by Susan M. Niles, wife of Colin B. Niles.

Notary Public

Lot 40

Steven A. Oiness

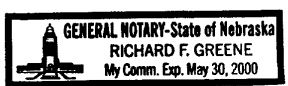
Steven A. Oiness

Michelle G. Oiness

Michelle G. Oiness

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this 16TH
day of September, 1998, by Steven A. Oiness, husband of Michelle G.
Oiness.

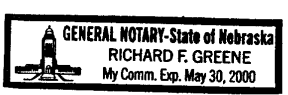


Richard F. Greene

Notary Public

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this 16TH
day of September, 1998, by Michelle G. Oiness, wife of Steven A. Oiness.



Richard F. Greene

Notary Public

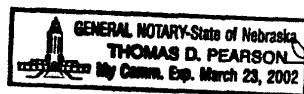
Lot 44

James T. Slattery
James T. Slattery

Kelli Rae Slattery
Kelli Rae Slattery

State of Nebraska)
) ss.
County of)

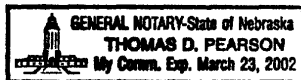
The foregoing instrument was acknowledged before me this 11th day of September, 1998, by James T. Slattery, husband of Kelli Rae Slattery.



Howard Larson
Notary Public

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this 11th day of September, 1998, by Kelli Rae Slattery, wife of Terry T. Slattery.



Thomas D. Pearson
Notary Public

Lot 46

CURT HOFER CONSTRUCTION, INC.,
a Nebraska corporation

Curt Hofer, President

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Curt Hofer, President of Curt Hofer Construction, Inc.

Notary Public

98-27225I

Lot 44

James T. Slattery

Kelli Rae Slattery

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by James T. Slattery, husband of Kelli Rae
Slattery.


Notary Public

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by Kelli Rae Slattery, wife of Terry T. Slattery.

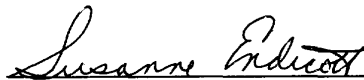
Notary Public
CURT HOFFER CONSTRUCTION, INC.,
a Nebraska corporation

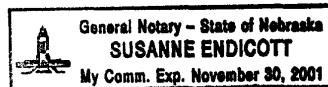
Lot 46

 PRESIDENT
Curt Hofer, President

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this 21
day of September, 1998, by Curt Hofer, President of Curt Hofer
Construction, Inc.


Notary Public



Notary Public

Notary Public

98-27225L

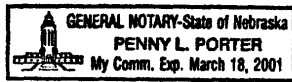
Lot 55

Charles W. Ribick
Charles W. Ribick

Judith A. Ribick
Judith A. Ribick

State of Nebraska)
) ss.
County of Douglas)

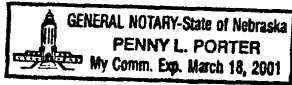
The foregoing instrument was acknowledged before me this 14th
day of September, 1998, by Charles W. Ribick, husband of Judith A. Ribick.



Penny L. Porter
Notary Public

State of Nebraska)
) ss
County of Douglas)

The foregoing instrument was acknowledged before me this 14th
day of September, 1998, by Judith A. Ribick, wife of Charles W. Ribick.



Penny L. Porter
Notary Public

Lot 65

Steven O. Petersen

Jacqueline J. Petersen

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by Steven O. Petersen, husband of Jacqueline J.
Petersen.


Notary Public

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____
day of September, 1998, by Jacqueline J. Petersen, wife of Steven O.
Petersen.

Notary Public

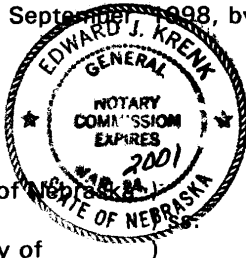
Lot 66


Larry D. Brown

Judith K. Brown
Judith K. Brown

State of Nebraska)
) **ss.**
County of)

The foregoing instrument was acknowledged before me this 14 day of September, 1998, by Larry D. Brown, husband of Judith K. Brown.




Notary Public

State of Nebraska
County of

The foregoing instrument was acknowledged before me this 14 day of September, 1998, by Judith K. Brown, wife of Larry D. Brown.

Lot 67

Notary Public

Steven W. Brownfield

Judy L. Brownfield

State of Nebraska)
) ss,
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Steven W. Brownfield, husband of Judy L. Brownfield.

Notary Public

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Judy L. Brownfield, wife of Steven W. Brownfield.

Notary Public

Marlene R. Gann
Notary Public

Lot 71


Blake G. Hamilton

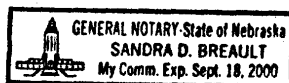
Jean C. Hamilton
Jean C. Hamilton

State of Nebraska)
) ss.
County of)


The foregoing instrument was acknowledged before me this 18
day of September, 1998, by Blake G. Hamilton, husband of Jean C.
Hamilton.

Sandra D. Breault
Notary Public

State of Nebraska)
) ss.
County of)



The foregoing instrument was acknowledged before me this 18
day of September, 1998, by Jean C. Hamilton, wife of Blake G. Hamilton.

 GENERAL NOTARY-State of Nebraska
SANDRA D. BREAUT
My Comm. Exp. Sept. 18, 2000

Sandra D. Breault
Notary Public

Lot 72

Stanley P. Hirshman

Kathleen M. Hirshman

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Stanley P. Hirshman, husband of Kathleen M. Hirshman.

Notary Public

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Kathleen M. Hirschman, wife of Stanley P. Hirshman.

Notary Public

Sharon Mize
Notary Public


Notary Public

Notary Public

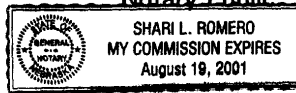
Steven W. Gustafson

Melissa R. Gustafson
Melissa R. Gustafson

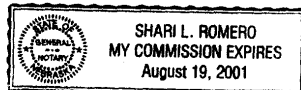
The foregoing instrument was acknowledged before me this 14 day of September, 1998, by Steven W. Gustafson, husband of Melissa R. Gustafson.

Shari L Romero
Notary Public

State of Nebraska)
) ss.
County of SARASOTA)



The foregoing instrument was acknowledged before me this 14 day of September, 1998, by Melissa R. Gustafson, wife of Steven W. Gustafson.



Shari L Romero
Notary Public

Lot 80

Barry Milnes

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Barry Milnes, husband of Samia Azar.

Notary Public

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Samia Azar, wife of Barry Milnes.

Notary Public

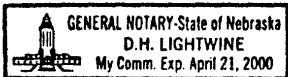
Lot 81

Richard J. Caruso
Richard J. Caruso

Mary A. Caruso

State of Nebraska)
) ss.
County of Seward)

The foregoing instrument was acknowledged before me this 23 day of September, 1998, by Richard J. Caruso, husband of Mary A. Caruso.

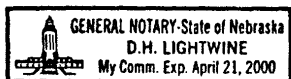




Notary Public

State of Nebraska)
County of Sarpy) ss.

The foregoing instrument was acknowledged before me this 23 day of September, 1998, by Mary A. Caruso, wife of Richard J. Caruso.





Notary Public

Lot 82
Replat 1

HENRY J. SUDBECK BUILDERS, INC.
a Nebraska corporation

Notary Public

Lots 1, 2, 3, 5, 6, 7,
8, 9, 10, 11, 12, 13,
14, 15, 16, 17, 18, 19,
20, 22, 24, 25, 26, 27,
28, 29, 30, 31, 33, 36,
37, 39, 41, 42, 43, 45,
47, 48, 49, 50, 52, 54,
56, 57, 58, 59, 60, 61,
62, 63, 64, 70, 75, 78,
83, 84, 85, 86, 87, 88,
89, 90, 91, 92, 93, 94.

**MILLARD PARK LIMITED PARTNERSHIP,
a Nebraska limited partnership**

by: DODGE DEVELOPMENT, INC.,
a Nebraska corporation, the sole general
partner

by: W. L. Morrison, Jr., President

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by W. L. Morrison, Jr., the President of Dodge Development, Inc., the sole general partner of Millard Park Limited Partnership.

Notary Public

Lot 81

Richard J. Caruso

Mary A. Caruso

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Richard J. Caruso, husband of Mary A. Caruso.

Notary Public

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Mary A. Caruso, wife of Richard J. Caruso.

Notary Public

Lot 82
Replat I

HENRY J. SUDBECK BUILDERS, INC.
a Nebraska corporation

Henry J. Sudbeck, President

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of September, 1998, by Henry J. Sudbeck, the President of Henry J. Sudbeck Builders, Inc.

Notary Public

Lots 1, 2, 3, 5, 6, 7,
8, 9, 10, 11, 12, 13,
14, 15, 16, 17, 18, 19,
20, 22, 24, 25, 26, 27,
28, 29, 30, 31, 33, 36,
37, 39, 41, 42, 43, 45,
47, 48, 49, 50, 52, 54,
56, 57, 58, 59, 60, 61,
62, 63, 64, 70, 75, 78,
83, 84, 85, 86, 87, 88,
89, 90, 91, 92, 93, 94.

MILLARD PARK LIMITED PARTNERSHIP,
a Nebraska limited partnership

by: DODGE DEVELOPMENT, INC.,
a Nebraska corporation, the sole general
partner

by: W. L. Morrison, Jr., President

98-27225 W

State of Nebraska)
) ss.
County of)

The foregoing instrument was acknowledged before me this 25th
day of September, 1998, by W. L. Morrison, Jr., the President of Dodge
Development, Inc., the sole general partner of Millard Park Limited
Partnership.

Kristy J. Gregath
Notary Public

