AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR NORTHWOODS ESTATES LOTS 1 THROUGH 20

COMES NOW Northwoods Estates, Inc., the Declarant under a Declaration of Covenants, Conditions, Restrictions, and Easements for Northwoods Estates Lots 1 through 20, which original Declaration was filed and recorded in Book 246 at Pages 238 through 258 in the Numerical Index at Washington County, Nebraska and pursuant to ARTICLE XI, Section 2, hereby amends the Declaration as follows:

ARTICLE VIII

COMMON SCHEME RESTRICTIONS

(p) The setbacks for the Property to be developed for the Living Units shall be as follows and no buildings shall be erected, located or permitted to remain:

(a) Nearer than twenty-five feet to the front lot line.

(b) Nearer than fifty feet to the rear lot line.

(c) Nearer than twenty-five feet to the side lines of any lot.

(d) Nearer than ten feet to the easement lines.

The minimums established for finished living area exclusive of open porches, breezeways and garages are: Not less than 2,000 square feet on the ground floor for a one story house; 2,300 square feet minimum throughout the house for a bi-level, tri-level, split entry or one and one-half story house.

FILED
96 FEB -9 AM 8:33
CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

There are no further Amendments as of this time.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed pursuant to ARTICLE XI, Section 2 this 5th day of February, 1996.

NORTHWOODS ESTATES, INC.,
a Nebraska corporation,

By: _____
Curt Hofer, Its President

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 5th day of February, 1996, by Curt Hofer, President of Northwoods Estates, Inc., a Nebraska corporation, on behalf of the corporation.

_____
Notary Public

GENERAL NOTARY-State of Nebraska
DELLA RAE HANSEN
My Comm. Exp. Sept. 25, 1997

Recorded ✓
General ✓
Numerical ✓
Photostat ✓

358

STATE OF NEBRASKA COUNTY OF WASHINGTON) SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 9th DAY OF February A.D. 19 96
AT 8:33 O'CLOCK A M. AND RECORDED IN BOOK
249 AT PAGE 358
COUNTY CLERK Charlotte L. Petersen
DEPUTY JoAnn Madsen

474