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**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS OF QUAIL RUN TOWNHOMES**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF QUAIL RUN TOWNHOMES (the "First Amendment") is made on the date hereinafter set forth by CR Investments, Inc., a Nebraska corporation (the "Declarant").

RECITALS

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions of Quail Run Townhomes ("Declaration") was recorded by Declarant in the office of the Register of Deeds of Douglas County, Nebraska, on or about February 24, 2005, as Instrument Number 2005021112 ("Original Declaration"); and

WHEREAS, the Original Declaration encumbers Lots 427 through 484, inclusive, all in QUAIL RUN, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska; and

WHEREAS, Article XI, Section 3, of the Original Declaration provides that the covenants and restrictions of the Original Declaration may be amended by Declarant for a period of 20 years from the date the Original Declaration is recorded; and

WHEREAS, Declarant desires to amend the Original Declaration upon the terms and conditions stated herein.

NOW, THEREFORE, Declarant hereby declares that the Original Declaration should be and hereby is amended in the following manner:

1. By deleting therefrom Article XI, Section 3 and adding in its place and stead the following:

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is originally recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) years by the Declarant in its sole and absolute discretion or by an

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instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Such amendments by the Declarant, may include, among other things, the inclusion of additional properties to this Declaration; the removal or detachment of any properties from this Declaration and the jurisdiction of the Association for the purpose of converting the use of said Lot or Lots to single family residential and, if applicable, including such Lot or Lots in the single family homeowners association created by Declarant; and an extension of time for which this Declaration is to run. Any amendment must be recorded.

2. Except as specifically amended herein, the Original Declaration shall remain in full force and effect as originally executed. The covenants and restrictions of this First Amendment shall run with and bind the land described herein and shall have the same legal effect as the Original Declaration.

Dated this 3rd day of FEBRUARY, 2011.

CR INVESTMENTS, INC.,
a Nebraska corporation,

By: _____

CHAD LARSEN, Vice-President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 3rd day of February, 2011, the foregoing instrument was acknowledged before me, a Notary Public, by Chad Larsen, Vice-President of CR Investments, Inc., a Nebraska corporation, acting on behalf of said corporation.

Diane L. Henninger
NOTARY PUBLIC

