

L1 thru 14 Raven Oak Replat I
L1 thru 9 Raven Oak Replat II

No : Oakbrook Inc. : Amendments to Declaration
Book : To ; of Covenants, Conditions
Page ; Whom it May Concern : and Restrictions
: Dated, Sept., 1, 1981
: Recorded

The Amendments set forth hereinbelow made pursuant to Article IX Section 6, of the original Declaration of Covenants, Conditions and Restrictions, as filed with the Register of Deeds, Douglas County, Nebr., at Book 542 Page 515 of the Miscellaneous Records are hereby declared by the Declarant, Oakbrook Inc. ;

- 1. Under Article IV , ASSESSMENTS , Section 2, Subparagraph " A " BASIC ANNUAL ASSESSMENTS and as amended Oct., 11, 1975, (filed in Book 556 Page 477) delete Paragraph (1) only and the following is adopted as Paragraph (1) NATURE OF ASSESSMENTS, MISCL., PROVISIONS :

(1) The Board of Directors of the Association shall annually impose a basic assessments against each Lot (Excluding the Common Area) situated upon the properties. This assessment shall be made uniformly among the Lots on which dwellings are built and shall commence as to each Lot on the first month following completion of the dwelling, and the Board of Directors shall determine that date. Assessments on vacant Lots that have been transferred from the Declarant to a Class A member shall be assessed 20% of the fee assessed on Lots on which dwellings are complete and the assessments on these Lots will start on the date the transfer is made. Lots owned by the Declarant (Oakbrook Inc.,) will be assessed an annual fee of \$5.00 per Lot owned by them and the assessment will start on the date the additional residential property is annexed to the Properties by the Declarant, and the Lots owned by the Declarant will not receive the maintenance services afforded by the Association to the Class A members. If a vacant Lot owned by a Class A member requires more service from the Association than normal weed mowing, the Board of Directors shall determine the proper fee to be assessed.

The Board of Directors of the Association may require the Annual Assessments to be paid Monthly, Quarterly or Semi-Annually.

The Board of Directors of the Association May Levy, in any assessment year, a SPECIAL ASSESSMENT, applicable to that year only, for the purpose of defraying additional general or normal expenses. This Special Assessment can not exceed 20% of the annual fee on each lot without the approval of 2/3 of each Class of members.

The Board of Directors shall fix the amount of the Annual assessment against each Lot at least 30 days before each annual assessment period. Written notice of said assessments shall be sent to every owner subject thereto. The due dates shall be established by the Board of Directors.

- 2. UNDER AMENDMENTS TO DECLARATION filed with the Register of Deeds Douglas County ,Nebraska ,May 11, 1977 at Book 581 Page 529, DELETE Item 7 ARTICLE X (TRANSFER RESTRICTIONS) No replacement for this Article.



(corporate seal)

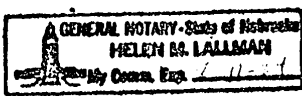
/s/ Oakbrook, Inc., Declarant

Ralph Meinershagen
by; Ralph Meinershagen, Pres.

Attest; Secretary
Eldon E Severin
Eldon E Severin

Subscribed & Sworn to 9-5-81 before
Date

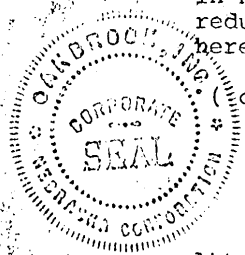
Lillian Lallman general notary public, State of Nebraska.



3. ARTICLE II SECTION 1 (D) PROPERTY RIGHTS

is hereby deleted and the following is hereby adopted as ARTICLE II SECTION 1 (D) ;

1. The right of the Declarant and the Association to grant easements, including those presently of record, to Public Utilities and Sanitary and Improvement District No. 142 of Douglas County Nebraska and their successors and assigns for the purposes of Construction, Installation and Maintenance of access and service Roads, utility lines, mains, equipment installation for the common benefit of the inhabitants of the properties.
2. The Declarant shall give a Warranty Deed to the Association on the Common Area within a Raven Oaks Replat upon the final sale of all Lots, owned by the Declarant, in that particular Raven Oaks Replat.
3. The right of the Declarant and the Association to grant easements including those presently of record, for construction, installation and maintenance of access roads, drives and walks thru and or over the Common Areas, landscaping amenities and appurtenance thereto after the Common Area in that particular Raven Oaks Replat has been legally transferred from the Declarant to the Association.
4. The right of the Declarant to grant easements, including those presently of record, for Construction, Installation and maintenance of access and service Roads, drives and walks thru and or over the Common Areas that have not legally been transferred from the Declarant to the Association. The Declarant further has right to grant easements and or permission to Construct, Install and maintain waterways thru, under and or over the Common Areas that have not legally been transferred from the Declarant to the Association, for the purpose of surface drainage. The Declarant further has right to change the grade and shape the land in the Common Areas that have not legally been transferred from the Declarant to the Association, to better blend and meet the grades of Lots that are being built on or to be built on. The Declarant further has right to grant easements in and over the Common Areas that have not legally been transferred from the Declarant to the Association for landscaping amenities and appurtenance thereto. In no event shall the total area of the Common Ground be reduced in excess of 20% as a result of any rights, stated herein, of the Declarant and or the Association.

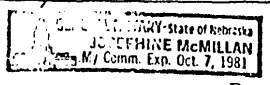


(corporate seal)

/s/ Oakbrook, Inc., Declarant
Ralph Meinershagen
 By: Ralph Meinershagen, Pres.

Attest; Secretary
Eldon F. Severin
 Eldon F. Severin

Subscribed & Sworn to Sept. 2, 1981 before
 Date
Josephine McMillan general notary public, State of Nebr.



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 1981 SEP -8 AM 9:11
 C. HAROLD COLLIER
 DEPUTY COUNTY CLERK
 DOUGLAS COUNTY, NEBR.

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