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AFTER FILING, PLEASE RETURN TO:  
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SEVENTH AMENDMENT TO  
DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS  
OF A PART OF  
RIDGEWOOD, A SUBDIVISION  
IN DOUGLAS COUNTY, NEBRASKA

This Seventh Amendment is made to the Declaration of Covenants, Conditions, Restrictions and Easements of a part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated March 5, 2007 and recorded with the Douglas County Register of Deeds on March 7, 2007, as Instrument No. 2007025645, Miscellaneous Records, as amended and modified by the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated March 3, 2008, and recorded with the Douglas County Register of Deeds on March 6, 2008, as Instrument No. 2008022052, the Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated December 4, 2008, and recorded with the Douglas County Register of Deeds on December 8, 2008, as Instrument No. 2008116189, the Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated June 6, 2012, and recorded with the Douglas County Register of Deeds on June 13, 2012, as Instrument No. 2012057304, the Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated August 6, 2012, and recorded with the Douglas County Register of Deeds on August 10, 2012, as Instrument No. 2012078881, the Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated January 3, 2014, and recorded with the Douglas County Register of Deeds on January 13, 2014, as Instrument No. 2014002647 and the Sixth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated May 31, 2015 and recorded with the Douglas County Register of Deeds on June 15, 2015, as Instrument 2015047596 (as amended the "Declaration"), by Paramount Land Company, LLC, an Iowa limited liability (the "Second Successor Declarant" and hereafter the "Declarant").

### Preliminary Statement

The Declaration was initially made by Dial Ridgewood, L.L.C., a Nebraska limited liability company (the "Original Declarant") in connection with the development of real estate legally described as follows:

Lots 1 through 123, inclusive, in Ridgewood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (referred to collectively as the "Lots" and individually as each "Lot"); **0J - 32962**

and

**0J - 32962**

Lots 124 through 137, inclusive, and Lot 143 in Ridgewood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 138 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 6, a **0J - 32987**  
subdivision, as surveyed, platted and recorded in Douglas County Nebraska, Lot 139 in Ridgewood, now known as Lots 1 and 2, Ridgewood **0J - 32983**  
Replat 3, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 140 in Ridgewood, now known as Lots 1 and 2, **0J - 32993**  
Ridgewood Replat 9, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 141 in Ridgewood, now known as Lots 1 **0J - 32992**  
and 2, Ridgewood Replat 8, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and Lot 142 in Ridgewood, now **0J - 32991**  
known as Lots 1 and 2, Ridgewood Replat 7, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (collectively, the  
"Duplex Lots");

and

Lots 1, 2 and 3, Ridgewood Replat 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (collectively the "Senior Housing Lots"); **0J - 32981**

and

Outlots A, B, C, D and E, inclusive, in Ridgewood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (collectively the "Outlots"). **0J - 32962**

Ridgewood Holdings, L.L.C., a Nebraska limited liability company ("First Successor Declarant") has previously succeeded to the interest of the Original Declarant in the following:

Lots 1-4, 6-24, 27-67, 69, 71, 73, 74, 76-81, 83-88, 90-100, 102-104, 108-118, 120-137, and 143 in Ridgewood, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, Lot 138, in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 6, a subdivision, as surveyed, platted and recorded in Douglas County Nebraska, Lot 140 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 9, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 141 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 8, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 142 in Ridgewood, now known as Lots 1 and 2, Ridgewood

Replat 7, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska and Lots 2 and 3, Ridgewood Replat 1, a replat of Lots 144 and 146, in Ridgewood, located in the Southeast ¼ of Section 11, Township 16 North, Range 11 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska.

Second Successor Declarant has succeeded to the interest of the First Successor Declarant in the following:

Lots 1 - 4, 11, 20 - 21, 32 - 34, 40 - 55, 78 - 79, 81, 94 - 97, 109 - 112, 121 - 137 and 143 in Ridgewood, Bennington, Douglas County, Nebraska, Lot 138, in Ridgewood, now known as Lots 1 and 2 Ridgewood Replat 6, a subdivision, as surveyed, platted and recorded in Douglas County Nebraska, Lot 140 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 9, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 141 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 8, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, Lot 142 in Ridgewood, now known as Lots 1 and 2, Ridgewood Replat 7, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and the Declarant Rights under the Declaration.

Second Successor Declarant is the owner of one or more of the Lots, Duplex Lots and Senior Housing Lots for purposes of amending the Declaration pursuant to Article IV, Section 2 thereof (as amended).

NOW, THEREFORE, pursuant to the authority granted in Article IV, Section 2 of the Declaration, Second Successor Declarant hereby amends and supplements the Declaration as follows:

1. Article I, Section 2 is supplemented by the addition of the following as subsection (e):

“(e) Declarant shall allow sheds or similar Improvements for external storage as long as the following conditions are met:

- i. The Improvement must be in compliance with all relevant local, city, state, federal or other governmental agencies;
- ii. The Improvement must be in harmony with external design of neighboring structures;
- iii. The Improvement must be compatible with the architectural style, color, quality and aesthetics of the residential home constructed on the lot;
- iv. Only one such Improvement will be allowed per lot;
- v. The Improvement shall be placed no closer to the street than behind a line stretching from the rear line of the residential structure extended to the side lot lines;
- vi. In no case shall any such Improvement be greater than ten (10') feet wide, twelve (12') deep and eight (8') feet high;
- vii. Metal and plastic sheds are not allowed; and
- viii. The Lot Owner wishing to construct the Improvement shall receive written approval from the Declarant prior to construction of any such Improvement on the Lot; provided, however, once Declarant has relinquished Declarant's rights to the Ridgewood Home Owners Association or other successor Declarant, the approval to construct such

Improvement must be obtained from such Association or such successor Declarant.”

2. Article III, Section 2 is supplemented by the addition of the following:

“Notwithstanding the foregoing, the Owner of a Duplex Lot which is improved as a single family residence (without replatting or subdivision into two (2) separate lots to accommodate duplex improvement as contemplated by Article IV, Section 5) shall be entitled to one (1) vote on each matter properly coming before the Members of the Association.”

3. Article III, Section 12 is supplemented by the addition of the following:

“Notwithstanding the foregoing, the Owner of a Duplex Lot which is improved as a single family residence (without replatting or subdivision into two (2) separate lots to accommodate duplex improvement as contemplated by Article IV, Section 5) shall be assessed at the same rate as a single Lot, without any multiple as otherwise applicable to a Duplex Lot, for all purposes of assessment under this Declaration, including, without limitation, the provisions of Article III, Sections 9(a) and 10.”

4. Article IV, Section 5 is supplemented by the addition of the following:

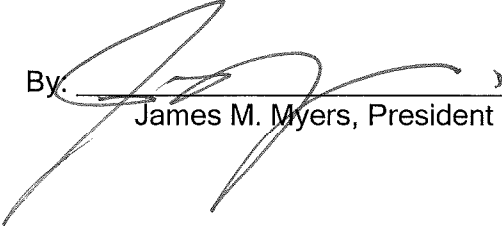
“Notwithstanding the foregoing, the Owner of a Duplex Lot shall not be required to replat or subdivide a Duplex Lot into two lots to accommodate duplex improvement and such an Owner may improve the Duplex Lot for a single family residence, in which event the Duplex Lot will be considered as a single Lot, allocated one (1) Member vote pursuant to Article III, Section 2 (as amended) and assessed at the same rate as a single Lot pursuant to Article III, Section 12 (as amended).”

5. Except as amended and modified herein the Declaration shall remain in full force and effect according to its terms.

**[Signature Page Follows]**

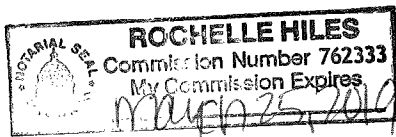
IN WITNESS WHEREOF, Successor Declarant has executed this Seventh Amendment  
as of the 29th day of August, 2016.

PARAMOUNT LAND COMPANY, LLC, an  
Iowa limited liability company

By:   
James M. Myers, President

STATE OF IOWA                     )  
                                              ) ss.  
COUNTY OF POLK                )

The foregoing instrument was acknowledged before me this 29 day of August, 2016,  
by James M. Myers, President of Paramount Land Company, LLC, an Iowa limited liability  
company, on behalf of the company.



  
Notary Public