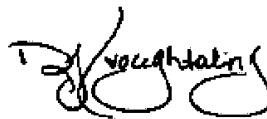


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FILED SARPY CO. NE.  
INSTRUMENT NUMBER

**2019-25556**

2019 Oct 18 02:13:36 PM



County Clerk/Register of Deeds  
Deb Houghtaling



After Recording Please Return to:

Larry A. Jobeun  
Fullenkamp Jobeun Johnson & Beller, LLP  
11440 West Center Road, Suite C  
Omaha, Nebraska 68144

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**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR RIVER OAKS**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER OAKS (this "First Amendment") is made this 16 day of October 2019 (the "Effective Date"), by RIVER OAKS DEVELOPMENT, LLC, a Nebraska limited liability company ("Declarant").

RECITALS:

WHEREAS, the Declarant, as the then owner of all of the real property within the River Oaks subdivision in Sarpy County, Nebraska, entered into that certain Declaration of Covenants, Conditions, Restrictions and Easements for River Oaks recorded on January 26, 2016, as Instrument No. 2016-03363, with the Sarpy County, Nebraska Register of Deeds, and that certain Declaration of Covenants, Conditions, Restrictions and Easements for River Oaks recorded on September 29, 2017, as Instrument No. 2017-23599, with the Sarpy County, Nebraska Register of Deeds (collectively the "Declaration"); and

WHEREAS, pursuant to and as permitted by Section 12.02 of the Declaration, the Declarant desires to amend the Declaration to clarify that "outbuildings" and "sheds" are defined as an Improvement; and that Section 6.16 prohibits the construction or installation of "outbuildings" or "sheds" unless and until any such "outbuilding" or "shed" is approved by the Architectural Committee in accordance with Article V of the Declaration.

NOW, THEREFORE, in furtherance thereof, the Declarant hereby adopts, declares, and provides as follows:

1. Definitions. All capitalized terms used in this First Amendment shall have the meanings set forth in the Declaration, except as otherwise defined herein.
2. Amendment. Section 6.16 shall be repealed and replaced in its entirety as follows:

**6.16 Outbuildings.** There shall be no “outbuildings” or “sheds” constructed upon any Lot within the River Oaks Subdivision, unless the Owner of any Lot obtains approval of the same by the Architectural Committee in accordance with the procedures and requirements of Article V of this Declaration.

3. No Other Amendment. Except as specifically set forth herein, the Declaration shall remain in full force and effect.
4. Binding Effect. This First Amendment shall be binding upon and inure to the benefit of the Property and every grantee of any interest in the Property or any portion thereof and every Owner of the Property or any portion thereof.
5. Indexing. This First Amendment shall be indexed and recorded against the following described real estate, to-wit:

Lots 1 through 80, inclusive, and Outlots “A” through “J”, inclusive, all in River Oaks, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, and any further subdivision thereof; and

Lots 81 through 192, inclusive, Outlots “K” through “N”, inclusive, all in River Oaks, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, and any further subdivision thereof (collectively, the “Property”).

*[Remainder of page left intentionally blank; execution page follows.]*

IN WITNESS WHEREOF, the undersigned has executed this First Amendment on the day and year first above written.

RIVER OAKS DEVELOPMENT, LLC,  
a Nebraska limited liability company

By: *Peter W. Katt*  
Name: Peter W. Katt  
Title: Mgr.

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF SARPY     )

The foregoing instrument was acknowledged, subscribed and sworn to before me by PETER W. KATT, the MANAGER of RIVER OAKS DEVELOPMENT, LLC, a Nebraska limited liability company, on behalf of said limited liability company, this 16 day of October 2019.

[Seal]

*[Signature]*  
Notary Public

