

AMENDMENT TO
COVENANTS FOR LEGGE'S LAKE SUBDIVISION
& SANDRANCH DEVELOPMENT SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned being the fee owner's of all of the land and lots in Legge's Lake Subdivision and Sandranch Development Subdivision, a planned unit development, hereby amend the COVENANTS FOR LEGGE'S LAKE SUBDIVISION & SANDRANCH DEVELOPMENT SUBDIVISION which were filed for record the 29th day of July, 1980, at 3:10 o'clock p.m., recorded in Book 12 of Miscellaneous at Page 121 in the Register of Deeds office of Dodge County, Nebraska, to add the following paragraph to be designated as paragraph 17, to-wit:

17. A Homeowner's Association will be formed for the purpose of maintaining streets and other areas of common use within the subdivisions or for such other similar purposes as determined by a majority of lot owners with the subdivision. Seller shall form the Homeowner's Association as a non-profit corporation. The organizational meeting for the adoption of By-Laws of the Association, election of directors and officers and the implementation of the powers conferred by the Articles and By-Laws shall not be conducted until such time as 50% of the lots in both subdivisions have been sold. At or after the organizational meeting, Seller shall transfer ownership of his interest in private roads and areas of common use within the Subdivision to the Homeowner's Association and the Homeowner's Association from and after that time shall assume all expense and liability associated therewith and all duties of maintenance of such roads and common areas. The Homeowner's Association's By-Laws will provide a method for determining the amount necessary to be assessed against each lot owner within the Subdivision for purposes of fairly distributing the expenses incurred by the Homeowner's Association.

Each property owner is required to be a member of the Homeowner's Association and to subject his property to a lien for the charges of the Homeowner's Association when assessed according to the By-Laws of said Association; however, any said lien shall be subordinated to liens arising from mortgage and taxes, and provided further, that no lien will be effective against the claims or rights of third parties until notice of the lien for unpaid assessments has been filed of record with the Register of Deeds of Dodge County.

1 -
FEE BOOK ✓
INDEXED ✓
COMPARED ✓
GRANTOR ✓
GRANTEE ✓
REGISTER ✓
FEE \$ 16.00

STATE OF NEBRASKA, DODGE COUNTY: ss
Filed for record this 18 day of Nov
1983 at 9:15 o'clock A.M.
recorded in Bk # 14 Pg. # 319
Misc Fee \$ 16
Vaughn Hagen Register of Deeds
By Carol Stevens Deputy

The Homeowner's Association at its organizational meeting shall adopt by-laws and accept conveyances of private roads and common areas and shall assume such liability and expenses for the maintenance thereof as may be consistent with the Articles of Incorporation and the By-Laws of the Association.

It is mutually covenanted and agreed that the rest and remainder of said Covenants shall remain in full force and effect.

Alexander H. Legge
Alexander H. Legge

Edith M. Legge
Edith M. Legge

Marilyn Boydston Anstine
Marilyn Boydston Anstine

Thomas B. Thomsen
Thomas B. Thomsen

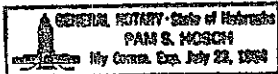
Sheryl A. Thomsen
Sheryl A. Thomsen

John M. Shonsey
John M. Shonsey

Harriet Shonsey
Harriet Shonsey

STATE OF NEBRASKA)
) ss.
COUNTY OF DODGE)

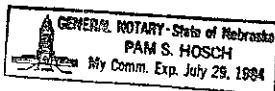
SUBSCRIBED AND SWORN TO before me on this 17th day of December, 1980, by Alexander H. Legge and Edith M. Legge, husband and wife.



Pam S. Hosch
NOTARY PUBLIC

STATE OF NEBRASKA)
) ss.
COUNTY OF DODGE)

SUBSCRIBED AND SWORN TO before me on this 20th day of December, 1980, by Marilyn Boydston Anstine.



Pam S. Hosch
NOTARY PUBLIC

STATE OF NEBRASKA }
COUNTY OF DODGE } ss.

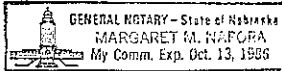
SUBSCRIBED AND SWORN TO before me this 8 day
of November, 1983, by Thomas B. Thomsen and
Sheryl A. Thomsen, husband and wife.



Lois M. Smith
NOTARY PUBLIC

STATE OF NEBRASKA }
COUNTY OF Douglas } ss.

SUBSCRIBED AND SWORN TO before me this 15 day
of November, 1982, by John M. Shonsey and Harriet
Shonsey, husband and wife.



Margaret M. Napora
NOTARY PUBLIC