



MISC 2003246714

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE



DEC 24 2003 13:30 P 3

RECEIVED

After recording, please return to:

James F. Kasher
CROKER, HUCK, KASHER, DeWITT,
ANDERSON & GONDERINGER, P.C.
2120 South 72nd Street, Suite 1250
Omaha, NE 68124

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SADDLEBROOK, A SUBDIVISION
IN DOUGLAS COUNTY, NEBRASKA**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made on the date hereinafter set forth by SADDLEBROOK PROPERTIES, LLC, a Nebraska limited liability company, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, the undersigned is the Declarant under a certain Declaration of Covenants, Conditions and Restrictions for Saddlebrook, a Subdivision in Douglas County, Nebraska (the "Declaration"), which Declaration was filed for record in the office of the Register of Deeds of Douglas County, Nebraska, on November 9, 2000, in Misc. Book 1358 at Pages 018 through 029, inclusive, and which governs Lots 73 through 229, inclusive, and Outlots 5 through 12, inclusive, in Saddlebrook, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska; and

WHEREAS, Declarant is the owner of certain real estate hereinafter referred to as the "Properties" in the County of Douglas, State of Nebraska, described as follows:

Lots 232 through 382, inclusive, and Outlots 13 through 15, inclusive, in Saddlebrook, a subdivision as surveyed, platted, and recorded in Douglas County, Nebraska;

and

WHEREAS, pursuant to the terms and conditions of Article VI, Section 3 of the Declaration, Declarant is desirous of subjecting the Properties to the easements, restrictions, covenants and conditions for use set forth in the Declaration for the purpose of protecting the value and desirability of the Properties.

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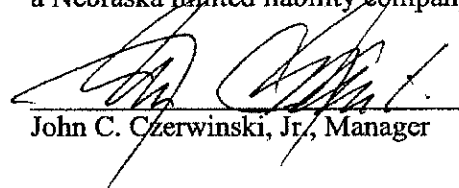
NOW THEREFORE, Declarant hereby declares that all of the Properties shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration as if same had been included at the time of the execution and filing of the Declaration. The Properties now being included in the Declaration shall be subject to all of the time periods referenced in the Declaration in the same manner as if they had originally been included in the Declaration. It is the intent hereof that the Properties shall be considered to have been covered by the Declaration from the time of its filing to allow for continuity among all of the Lots covered by the Declaration.

In addition, under Section 7 of Article I of the Definitions of the Declaration, Declarant adds the following Outlots:

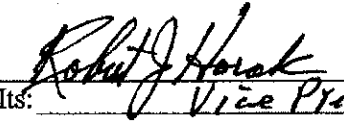
- Outlot 13: Common facilities for path, sidewalk and/or green area.
- Outlot 14: Common facilities for path, sidewalk and/or green area.
- Outlot 15: Common facilities for path, sidewalk and/or green area.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment to Declaration this 2 day of December, 2003.

SADDLEBROOK PROPERTIES, LLC,
a Nebraska limited liability company

By: 
John C. Czerwinski, Jr., Manager

THE FIRST NATIONAL BANK OF OMAHA,
a national banking association

By: 
Its: Vice Pres

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

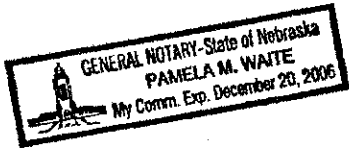
The foregoing instrument was acknowledged before me this 3 day of December, 2003, by JOHN C. CZERWINSKI, JR., Manager of Saddlebrook Properties, LLC, a Nebraska limited liability company, on behalf of the company.



Lisa M. Robbins
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 9th day of December, 2003, by Robert J. Horak, Vice President of The First National Bank of Omaha, a national banking association, on behalf of the corporation.



Pamela M. Waite
Notary Public