



1125 200 MISC



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*Signal Hill  
Dawsonhomus*

Donna Schultz  
4843 So. 122nd Ct.  
Omaha, NE 68137

CERTIFICATION

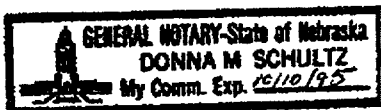
The undersigned, President of the Annes' Court Townhomes Property Owner's Association, Inc., hereby certifies that the attached and foregoing "Amendment of Declaration of Covenants, Conditions, and Restrictions" is true, accurate and complete and has been duly authorized and executed by all of the owners of all of the units of the Annes' Court Townhomes and constitutes a valid and binding Amendment to the "Declaration of Covenants, Conditions and Restrictions," filed for record on November 18, 1983, and found at Book 700 Page 469 of the Miscellaneous Records of the Douglas County Register of Deeds.

Dated this 11<sup>th</sup> day of June, 1994.

Carol A. Sears  
Carol Sears, President, Annes'  
Court Townhomes Property  
Owner's Association, Inc.

STATE OF NEBRASKA    )  
                                  ) ss  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June, 1994 by Carol Sears, President, Annes' Court Townhomes Property Owner's Association, Inc.



Donna M. Schultz  
Notary Public

8789 #  
FEE 99.00 R FB 104-35882  
DEL C/O COMP  
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JUL 20 11 36 AM '94  
GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

Subsection B. Homeowner Responsibility. The Homeowner is responsible to procure at his own expense, insurance upon the personal property, furnishings, finished surfaces, and improvements located on the premises as well as coverage for personal liability and such other risks as are ordinarily protected under homeowner's insurance policies. The homeowner's insurance should not in any way impair, limit or restrict the effectiveness of the basic coverage carried by the Association.

Subsection C. Insurance Coverage for Common Area. The Association shall procure and maintain appropriate insurance upon the Common Area and structures located thereon insuring against the perils of fire, lightning, malicious mischief, and vandalism with extended coverage in amounts equivalent to full replacement costs of any damage or destruction caused by any such peril. The Association shall carry general public liability insurance with limits which the Association deems appropriate.

FURTHERMORE, the undersigned lot owners hereby declare that Article XI, Section 3 is amended in its entirety to read as follows:

The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date of this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by not less than 75% of the Lot Owners. Any amendment must be recorded.

IN WITNESS WHEREOF, we, the undersigned Declarants herein have read, understand and agree to the above changes in the covenants, conditions and restrictions of Anne's Court Townhomes.

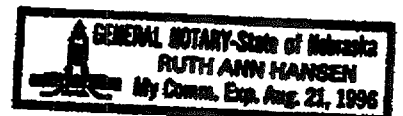
State of Nebraska

County of Douglas

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June, 1994.

Joan Sacco

6/10/94



Ruth Ann Hansen

6-10-94

EXHIBIT A

LOTS ONE (1) THROUGH EIGHTEEN (18), INCLUSIVE, IN SIGNAL HILL TOWNHOMES', BEING A REPLATTING OF LOTS 233 THROUGH 241, INCLUSIVE, IN SIGNAL HILL, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA AND VACATED 122nd STREET.

64-35882