

Carol Seas 12209 anne St. 12760

CERTIFICATION

The undersigned, President of Anne's 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 Anne's 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 475 of the Miscellaneous Records of the Douglas County Register of Deeds.

Dated this 27th day of Sup flan Lee. 1995.

Carol Scars, President, Anne's Court
Townhomes Property Owner's Association,
Inc.

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS

A GEHERAL MOTARY-State of Nebraska
DONNA M SCHULTZ
My Comm. Exp. 10/10/95

The foregoing instrument was acknowledged before me this 27th day of September 1995 by Carol Sears, President, Anne's Court Townhomes Property Owner's Association, Inc.

Notary Public

AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS AMENDMENT is made on the date set forth below by the undersigned owners of lots located in the "Anne's Court Townhomes", which owners are hereinafter referred to as the "Declarants".

WHEREAS, in April of 1983, a Declaration was executed for certain lots located in Omaha, Douglas County, Nebraska, which property is more particularly described in said Declaration, and now commonly known as "Anne's Court Townhomes". The Declaration was recorded in the Register of Deeds office, Douglas County, Nebraska, at Book 700, Page 458.

WHEREAS, pursuant to Article XI, Section 3 of this Declarations, the covenants and restrictions thereof may be amended by the lot owners.

NOW THEREFORE, the undersigned Declarants hereby declare that Article IV, Section 8 is amended in its entirety to read as follows:

Section 8. Effect of Nonpayment of Assessment: Remedies of the Association. Any assessment not paid when due shall be deemed delinquent. If the assessment is not paid within 30 days after the due date, the assessment shall include a delinquency charge of 12% on the balance for each thirty day period for which the assessment remains unpaid. The Association may being an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property through proceedings in any court in Douglas County, Nebraska, having jurisdiction of suits for the enforcement of such liens. Delinquencies, costs and attorney's fees of any such assessment are the obligation of the delinquent Owner. No owner may waive or otherwise escape liability for the assessments provide for herein by non-use of the Common Area or abandonment of his lot.

FURTHERMORE, the undersigned lot owners hereby declare that Article V, Section 2, Subsection A is amended in its entirety to read as follows:

Section 2. Insurance

Subsection A. Basic Coverage. The Association shall keep in full force and effect Fire and Extended Coverage Insurance on all improvement constructed on any lot to the extent said improvements may be substantially repaired or reconstructed to the same condition and extent as when said improvement was originally constructed as set out in the records of the Association. In the event Owner is desirous of effecting such insurance coverage to include additions and improvements not originally considered as part of the original construction, then said insurance shall be purchased and paid for by said Owner and shall not be considered the responsibility of the Association.

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

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FURTHERMORE, the undersigned lot owners hereby declare that Article V, Section 2, Subsection A is amended in its entirety to read as follows:

Section 2. Insurance

Subsection A. Basic Coverage. The Association shall keep in full force and effect Fire and Extended Coverage Insurance on all improvement constructed on any let to the extent said improvements may be substantially repaired or reconstructed to the same condition and extent as when said improvement was originally constructed as set out in the records of the Association. In the event Owner is desirous of effecting such insurance coverage to include additions and improvements not originally considered as part of the original construction, then said insurance shall be purchased and paid for by said Owner and shall not be considered the responsibility of the Association.

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

NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

Ceare a. Flynn 9/5/95

GENERAL NOTARY - State of Nebrasia CAROL A. FLYNN My Comm. Exp. May 9, 1998

Restrictions of Anne's Court Townhomes.	miges an are coveniants, conditions, and
Joan Jaco	9/24/95
	M. Oak of Holyspin
STATE OF NEBRASKA)	A GENERAL HOTARY-State of Hebraska DONNA M SCHULTZ My Comm. Exp. 22-22-23
) ss	
COUNTY OF DOUGLAS)	
The foregoing instrument was acknowledged be the foregoing instrument was acknowledged by the foregoing in the foregoing in the foregoing instrument was acknowledged by the foregoing in th	efore me this 24th day of
JOAN SACED	
	Notary Public Motary Public
<i>:</i>	
Dearl am' M How	9-24-95
	A PUTCH UNITED AND A MARKET AND
STATE OF NEBRASKA)	A GEHERAL HOTARY-State of Nebraska DONNA M SCHULTZ My Comm. Exp. 12-12-25
) ss	
COUNTY OF DOUGLAS)	
The foregoing instrument was acknowledged by the state of	pefore me this 3 4 h day of
DIANE M. HANSEN	
	Notary Public M. Sahuels

I (We) have read, understand, and agree to the above changes in the Covenants, Conditions, and Restrictions of Anne's Court Townhomes.
Danna M. Schuetz 9-22-95
STATE OF NEBRASKA)) ss
COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this
Resonne M. Duagharullo 24 Supt 95
NOTARIAL SEAL AFFIXED REGISTER OF: DEEDS
STATE OF NEBRASKA) A GENERAL NOTARY-State of Nebraska DONNA M SCHULTZ My Comm. Exp. 40-10-22
COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this 24 day of Aplender 1925 by RESERVAE QUAGLIARIELLO
Notary Public Notary Public

Semone Juand	9-11-95
STATE OF NEBRASKA)	GENERAL HOTARY-State of Nebraska
) ss	DONNA M SCHULTZ My Comm. Exp. 10-10-95
COUNTY OF DOUGLAS)	
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The foregoing instrument was acknowledged of the foregoing instrument was acknowledged by	Detore the dus
SIMONE GIBARD	•
	Notary Public M. Schuely
Karen (ulfoyle)	
Pall of sulfasie	7/23/95
Baren Julgarie	<u>1/23/95</u>
- Jaren Julgage	GENERAL HOTARY-State of Hebraska DONNA M SCHULTZ My Comm. Exp. 20-10-35
STATE OF NEBRASKA)	DONNA M SCHOLIZ My Comm. Exp. 2-10-75
	My Comm. Exp. 2-10-75
STATE OF NEBRASKA)	NOTARIAL SEAL AFFIXED REGISTER OF DEEDS
STATE OF NEBRASKA)) ss	NOTARIAL SEAL AFFIXED REGISTER OF DEEDS ed before me this 23M day of

Julimphot	Town	9-24-95
STATE OF NEBRASKA)) ss	A BENERAL NOTARY-State of Rebreska DONNA M SCHULTZ & My Comm. Exp. 10-10-25
COUNTY OF DOUGLAS)	
September LOANN PETE	. 19 95 by	Dona m Schuel
Dorothy E. B.	ast	NOTARIAL SEAL AFELYES
Donaty E. B	ant	NOTARIAL SEAL AFFIXED REGISTER OF DEEDS
STATE OF NEBRASKA))) ss	NOTABLE
STATE OF NEBRASKA	,	NOTARIAL SEAL AFFIXED REGISTER OF DEEDS A GENERAL NOTARY-State of Nebraska L DONNA M SCHULTZ

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Dearn K. Trayer	9-24-95
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STATE OF NEBRASKA)	DONNA M SCHULTZ My Comm Exp 10-10-95
) ss	A STATE OF THE STA
COUNTY OF DOUGLAS)	
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The foregoing instrument was acknowledged the state of th	uay 01
DEAUN K. TRAYER	··
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	Dana M. Dehui
	Notary Public
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TATE OF NEBRASKA)	A GFRERAL MOTARY State of Nebraska DONNA M SCHULTZ
) 55	My Comm, Exp. 10-10-9
OUNTY OF DOUGLAS)	
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The foregoing instrument was acknowled the foregoing instrument was acknowled to the foregoing the foregoing instrument was acknowled to the foregoing instrument was acknowled to the foregoing the foregoing instrument was acknowled to the foregoing instrument was acknowled to the foregoing the foregoing in the foregoin	edged before me this day of
DOROTHY LATHEOF	
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	Dona M. Schuels
	Notary Public

I (Wc) have read, understand, and agree to the above char Restrictions of Anne's Court Townhomes.	nges in the Covenants, Conditions, and
Labor Stenberg	9-24-95
Jed Stenling	
STATE OF NEBRASKA)	A GENERAL MOTARY-State of Nebraska I DONNA M SCHULTZ
) ss	Barries By Corner Exp 20-10-13
COUNTY OF DOUGLAS)	
The foregoing instrument was acknowledged before the stembles, 1995 by BARBARA J. STENBERG and TED STENBERG	Dire me this 34 th day of Alana m. Schully Notary Public
Berned Guilfayle Betty Guiefayle	NOTARIAL SEAL AFFIXED NOTARIAL SEAL AFFIXED DE DE DE EOS IXED
STATE OF NEBRASKA)	DONINA M SCHULTZ DE MY COMM. Exp 10.72-25
) ss	28 10-10-95
COUNTY OF DOUGLAS)	
The foregoing instrument was acknowledged before Lender, 1995 by	re me this 24th day of
BEENALD GUILFOYLE and BOTTY GUILFOYLE	
DUNY GOILFOYLE	Notary Public M. Schuely

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Janeie E. Kelbrida	9-24-95
STATE OF NEBRASKA)) ss	A GENERAL HOTARY-State of Nebraska DONNA M SCHULTZ My Comm. Exp. 10-10-12
COUNTY OF DOUGLAS)	
Janice E. KILBRIDE	NOTARIAL SEAL AFFIXED REGISTER OF DEEDS 9-24-95
STATE OF NEBRASKA)) ss	A BENERAL HOTARY-State of Historaska F DONNIA M SCHULTZ My Comm. Exp. (2-10-25)
The foregoing instrument was acknowledged the plant of the services of the ser	before me this day of
CLARICE LOWE	Jones M. Schu Notary Public

I (We) have read, understand, and agree to the above changes in the Covenants, Conditions, and Restrictions of Anne's Court Townhomes. My Hatricia Recisto GENERAL NOTARY-State of Hebraska DONNA M SCHULTZ My Comm. Exp. 10-10-93 STATE OF NEBRASKA COUNTY OF DOUGLAS The foregoing instrument was acknowledged before me this 3444 ptember . 19 95 by NOTARIAL SEAL AFFIXED REGISTER OF DEEDS Barbara D. Meanor Bolyt & Meanor GENERAL HOTARY-State of Hebraska STATE OF NEBRASKA DONNA M SCHULTZ My Comm. Exp. 26-10-94) 55 COUNTY OF DOUGLAS) The foregoing instrument was acknowledged before me this Timber 1995 by ABBARA D. MEANOR and Robert E. MEANOR

I (We) have read, understand, and agree to the above Restrictions of Anne's Court Townhomes.	changes in the Covenants, Conditions, and
Carol A Seas	9-24-95
	A GEHERAL HUTARY-State of Nebraska &
STATE OF NEBRASKA)	DONNA M SCHULTZ My Comm. Exp. 16-12-9-5
) ss COUNTY OF DOUGLAS)	
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The foregoing instrument was acknowledged of the foregoing instrument was acknowledged by the foregoing in the foregoing in the foregoing instrument was acknowledged by the foregoing in th	before me this day of
Carol A. Seared	
	Notary Public M. Schuelz
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11	REGISTED SEA
Thomas Callud	NOTARIAL SEAL AFFIXED OF DEEDS
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STATE OF NEBRASKA)	A SENERAL SOTARY-State of Nebraska
) ss	DONNA M SCHULTZ of My Comm. Exp. 42-42-25
COUNTY OF DOUGLAS)	
The foregoing instrument was acknowledged the state of th	before me this 24th day of
Thomas C. SCHRAD	
	Dona m. Schuel.
	Notary Public

I (We) have read, understand, and agree to the above of Restrictions of Anne's Court Townhomes.	changes in the Covenants, Conditions, and
Gurnell Johnson	9-24-95
STATE OF NEBRASKA)	A GENERAL NOTARY-State of Nebraska of DONNA M SC!-HULTZ of My Comm. Exp. 10-075
) ss	AND THE PROPERTY OF THE PROPER
COUNTY OF DOUGLAS)	
The foregoing instrument was acknowledged to the state of	before me thisday of
GUENELL JOHNSON	
	Notary Public 40. Schully
Maron R. Kelding	NOTARIAL SEAL AFFIXED REGISTER OF DEEDS
STATE OF NEBRASKA)) ss	A GENERAL NOTARY-State of Nebraska DONNA M SCHULTZ My Comm. Exp. 20—10—25
COUNTY OF DOUGLAS)	
The foregoing instrument was acknowledged I september, 1995 by SHARON B. REDDING	before me this 24th day of
CHAICON B. KEDDING	Notary Public M. Schully

100	5'		9/25
Shirley) me	8	1/20
			Á GENERAL NOTARY-State
			DONNA M SC My Comm. Exp. 20
STATE OF NEBRASKA	,	NOTARIA	
TOTAL OF DOUGLAS) ss	REGISTER	SEAL AFFIXED OF DEEDS
COUNTY OF DOUGLAS)		
The foregoing instru	ment was acknowle	dged before me this	35th day
SHIBLEY J.	, 15/3_0y		. •
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STATE OF NEBRASKA)) ss) rument was acknow	As: <u>Notary</u>	
STATE OF NEBRASKA COUNTY OF DOUGLAS The foregoing instr)) ss) rument was acknow	edged before me this	ded not a

I (We) have read, understand, and agree to the above changes in the Covenants, Conditions, and Restrictions of Anne's Court Townhomes.

Synda Walden

TLLINGIS STATE OF NEBRASKA

) ss

COUNTY OF DOUGLAS

day of

MADOEN

Notary Public

OFFICIAL SEAL JOHN E RUSKULS

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:02/23/99 ALCISTE.

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EXHIBIT A

LOTS ONE THROUGH THIRTEEN, AND LOTS SEVENTEEN AND EIGHTEEN, 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.