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RECEIVED

OCT 17 11 29 AM '95

GEORGE J. DOUGLASS
REGISTERED DEEDS
DOUGLAS COUNTY, NE

11215 #88-169
FEE 92.50 R FB 64-35882
DEL. C/O COMP 102
LEGAL PG SCAN FV

STANDARD & SPOFF
REGISTERED DEEDS
DOUGLAS COUNTY, NE

Carrie

Carol Sears

12209 Anne St.

895-1760 68137

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 ~~479~~ ⁴⁵⁸ of the Miscellaneous Records of the Douglas County Register of Deeds.

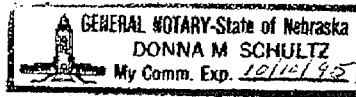
Dated this 27th day of September, 1995.

Carol A. Sears

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

STATE OF NEBRASKA)

) ss



COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 27th
day of September, 19 95 by Carol Sears, President, Anne's Court Townhomes
Property Owner's Association, Inc.

Donna M. Schultz
Notary Public

654

11

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 bring 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 provided 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 covenants, conditions and restrictions of Anne's Court Townhomes.

665

AMENDMENT OF DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS

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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

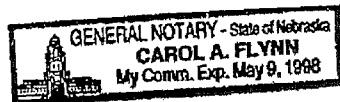
Subsection A. Basic Coverage. The Association shall keep in full force and effect Fire and Extended Coverage Insurance on all improvement constructed on any lot to the extent said improvements may be substantially repaired or reconstructed to the same condition and extent as when said improvement was 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 covenants, conditions and restrictions of Anne's Court Townhomes.

Tracy A. [Signature]

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

Carol A. Flynn 9/5/95



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

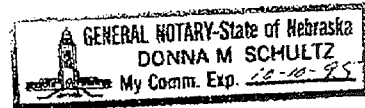
Joan Sacco

9/24/95

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by JOAN SACCO

Donna M. Schultz
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

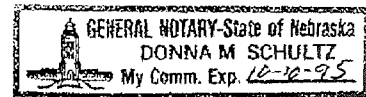
Deane "Dini" M Hansen

9-24-95

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by DIANE M. HANSEN

Donna M. Schultz
Notary Public

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

Donna M. Schultz

9-22-95

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 22ND day of September, 1995 by Donna M. Schultz



Charlotte M. Coyle
Notary Public

Rosanne M. Quagliarello

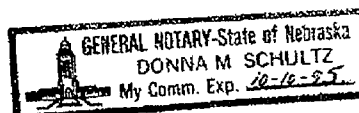
24 Sept 95

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by ROSEANNE QUAGLIARIELLO

Donna M. Schultz
Notary Public

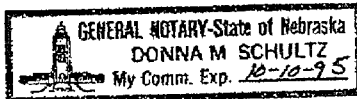
I (We) have read, understand, and agree to the above changes in the Covenants, Conditions, and Restrictions of Anne's Court Townhomes.

Simone Girard

9-11-95

STATE OF NEBRASKA)

) ss



COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 11th day of September, 1995 by SIMONE GIRARD

Donna M. Schultz
Notary Public

Karen Guilfoyle

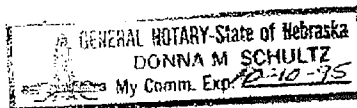
9/23/95

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS



The foregoing instrument was acknowledged before me this 23rd day of September, 1995 by KAREN GUILFOYLE

Donna M. Schultz
Notary Public

658

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

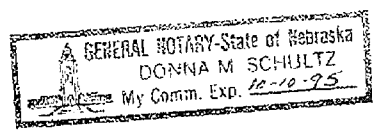
Loann Peterson

9-24-95

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 19 95 by LOANN PETERSON

Donna M. Schultz
Notary Public

Dorothy E. Bast

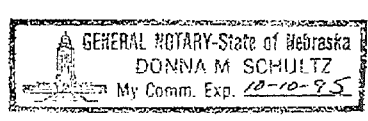
9-24-95

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 19 95 by DOROTHY E. BAST

Donna M. Schultz
Notary Public

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

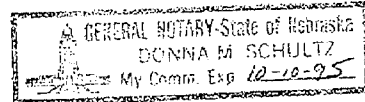
Dean K. Trayer

9-24-95

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by Dean K. Trayer

Donna M. Schultz
Notary Public

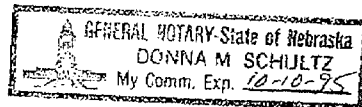
Dorothy Lathrop

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by Dorothy Lathrop

Donna M. Schultz
Notary Public

660

9-24-95

Ted Stenberg

) SS

GENERAL NOTARY-STATE of Nebraska
DONNA M SCHULTZ
My Comm. Exp 10-10-95

BARBARA J. STENBERG and
TED STENBERG

Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

Betty Guisfayle

) SS

GENERAL NOTARY STATE OF NEVADA
LIONNA M. SCHULTZ
My Comm. Exp. 10-10-95

BERNARD GUILFOYLE and
BETTY GUILFOYLE

Danna M. Schuetz
Notary Public

6661

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

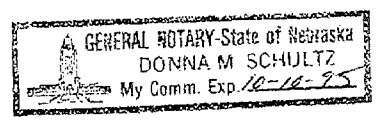
Janice E. Kilbride

9-24-95

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by JANICE E. KILBRIDE

Donna M. Schultz
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

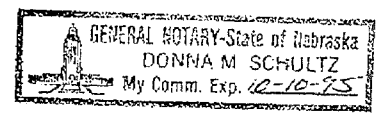
Clarice Lowe

9-24-95

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by CLARICE LOWE

Donna M. Schultz
Notary Public

663

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

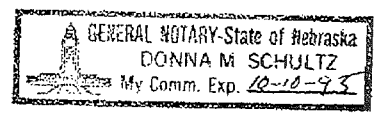
M Patricia Piccolo

9-24-95

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by

M Patricia Piccolo

Donna M. Schultz
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

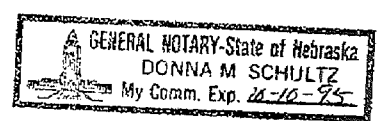
Barbara D. Meanor

Robert E. Meanor

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by

BARBARA D. MEANOR and
Robert E. MEANOR

Donna M. Schultz
Notary Public

6604

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

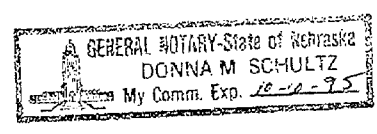
Carol A Sears

9-24-95

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by

Carol A. Sears

Donna M. Schultz
Notary Public

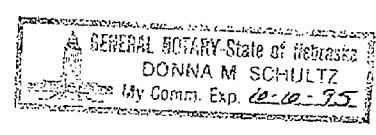
Thomas C. Schrad

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by

Thomas C. SCHRAD

Donna M. Schultz
Notary Public

462

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

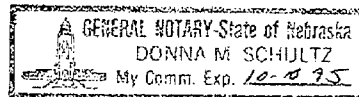
Garnell Johnson

9-24-95

STATE OF NEBRASKA)

) SS

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 19 95 by GURNELL JOHNSON

Soraa M. Schultz
Notary Public

Maureen R. Redding

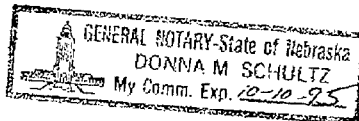
9-24-95

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA)

) SS

COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me this 24th day of September, 1995 by SHARON B. REDDING

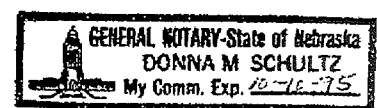
Dorinda M. Schultz
Notary Public

6666

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

Shirley J. Emig

9/25/95



STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

The foregoing instrument was acknowledged before me this 25th day of September, 1995 by SHIRLEY J. EMIG

Notary Public

NOTICE: ERROR HAS BEEN FOUND INASMUCH AS: Notary did not sign the acknowledgement.

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 19__ by _____

Notary Public

le67

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

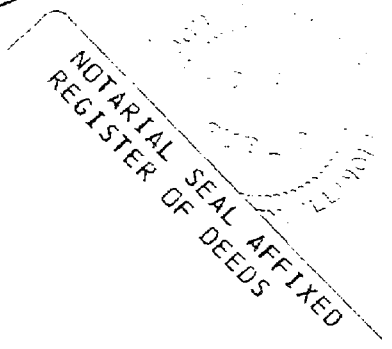
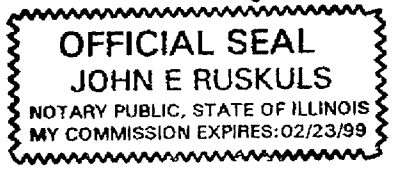
Synda Madden

ILLINOIS
STATE OF ~~NEBRASKA~~)

) ss
Cook
COUNTY OF ~~DOUGLAS~~)

The foregoing instrument was acknowledged before me this 20th day of September, 1995 by LYNDA MADDEN

John E. Ruskul
Notary Public



668

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.