

FILED SARPY COUNTY NEBRASKA
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Floyd J. Douding

REGISTER OF DEEDS



**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS OF SOUTHERN PINES,
A SUBDIVISION IN SARPY COUNTY, NEBRASKA**

(Lots 1 through 186, inclusive, and Outlots A through F,
inclusive, in Southern Pines Replat 1)

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ("First Amendment") is made the 28th day of July, 2016, by SOUTHERN PINES, LLC, a Nebraska limited liability company, hereinafter referred to as the "Declarant"

PRELIMINARY STATEMENT

By Declaration of Covenants, Conditions, Restrictions and Easements of Southern Pines, a subdivision in Sarpy County, Nebraska, dated December 30, 2014, and recorded on December 31, 2014 as Instrument No 2014-29404, in the records of the Register of Deeds of Sarpy County, Nebraska (herein the "Declaration"), the Declarant imposed covenants, conditions and restrictions on Lots 1 through 186, inclusive, and Outlots A through F, inclusive, in Southern Pines Replat 1, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska

Declarant has considered amendment of the Declaration for purposes of amending Article I, Section 11 Article IV, Section 2 of the Declaration allows the Declarant to amend the Declaration in any manner which it may determine in its full and absolute discretion for a period of five (5) years from the date of the Declaration

NOW, THEREFORE, pursuant to the authority granted to the Declarant in Article IV, Section 2 of the Declaration, Declarant hereby amends the Declaration as follows

1 Article I, Section 11 of the Declaration is hereby deleted in its entirety and the following Section 11 is substituted

11 No fence shall be permitted to extend beyond the front line of a main residential structure No hedges or mass planted shrubs shall be permitted more than ten (10) feet in front of the front building line All fence materials and fences must be approved by Declarant and may be denied in Declarant's sole discretion Any fence shall be constructed solely within a Lot boundary and may not encroach onto another Lot An as-built survey of the completed fence prepared by a licensed surveyor must be provided to the Declarant showing the fence is located entirely within a Lot without any encroachments to another Lot

2 Except as amended herein, the Declaration shall remain in full force and effect as previously recorded

After recording return to
John Q Bachman
PANSING HOGAN ERNST & BACHMAN LLP
10250 Regency Circle Suite 300
Omaha NE 68114

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