



MISC 2007128155



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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 11/15/2007 15:12:20.11



2007128155

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

This Amendment to Declaration of Covenants, Conditions, Restrictions and Easements is executed by the owners of not less than 65% of the Townhomes located at Spring Green evidenced by the signatures below.

A. The Owners have ownership interests in certain real property and improvements located within Spring Green Subdivision, legally described as Lots 1-8, 12 and 13, Spring Green, Lots 1 and 2, Spring Green III, Lots 1 and 2, Spring Green IV, Lots 1 and 2, Spring Green V, a cluster subdivision platted in Douglas County, Nebraska encompassing the planned townhome development consisting of approximately 17 Townhomes (P.U.D. and all submittals) entitled Spring Green.

51-36710
 III
 51-36713
 IV
 51-36714
 V
 51-36715

B. The Owners desire to amend to amend the Declaration of Covenants, Conditions, Restrictions and Easements executed August 24, 1984 and recorded in the Douglas County Register of Deeds' office on September 3, 1984 at Book 718, Page 54 (the "Covenants"), as amended by the Amendment to Declaration of Covenants, Conditions, Restrictions and Easements recorded in the Douglas County Register of Deeds' office on March 9, 2004 at Instrument No. 2004030489.

- The Owners hereby amend the Covenants to delete and eliminate in its entirety Article II, Section 3, and replace that section with the following:

Section 3. Use Restrictions.

(a) The Townhomes shall be used only for single-family, private dwelling purposes consistent with the P.U.D. The following shall be prohibited outside of the Townhomes and on the Common Area:

- exterior signs, except those signs advertising the sale of a Townhome
- synthetic plants
- sand boxes
- playground equipment
- exterior antennas
- outdoor speakers
- basketball hoops
- exterior structures, including but not limited to barns, shacks, trailers, tents, sheds or playhouses
- building materials
- exterior garbage cans or trash receptacles, except on those days when trash and rubbish is collected.

All toys shall be stored out of public view when not in use or within the Townhomes. No animals of any kind shall be raised, bred, or kept on the Properties, except that Owners may own and keep one domestic pet, such as a dog, cat, or other small domestic pet, provided that such

Spring Green – Amend – Use Restrictions 9/06

Return To: 1
LIAKOS & MATUKEWICZ LLP
 11516 Nicholas Street, Suite 201
 Omaha, NE 68154-4409

20102

domestic pet may not be kept, bred, or maintained for any commercial purpose. All pets shall be kept on a leash while on the Common Area. Pets shall be subject to rules, regulations, restrictions, exclusions, and special assessments as may be determined by the Association from time to time. All garage doors shall be equipped with automatic door openers and must remain closed at all times except when cars are entering or exiting the garage. Parking shall be subject to regulation and restriction by the Association. Owners' and tenants' vehicles must be parked within garages. No camper or boat may be parked outside for more than seven (7) days during each calendar year. No vehicle or camper may be used for occupancy on the Properties. Noise shall be subject to regulation and control by the Association. Noise emitting vehicles, toys and speakers shall not be permitted where they infringe upon the tranquility of any other owners. The Association shall be the sole authority on determining "appropriate" noise levels on an individual basis.

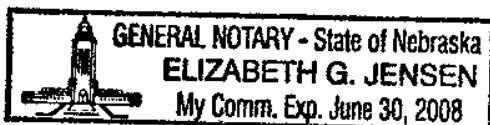
(b) Owners may incorporate exterior lighting, plantings, landscaping, satellite dishes not to exceed 24 inches in diameter, and statues greater than 3 feet in length or 3 feet in height into the Common Area directly outside of the Townhomes only with the written approval of the Association. Owners shall submit a written request, including drawings or other plans and specifications, to the Association for such approval. If approved, the Owner shall maintain all such lighting, plantings, landscaping, satellite dishes, and statues until removed, in which case the owner shall restore the Common Area to its previous condition.

(c) Owners may install a permanent flagpole on the Common Area directly outside of the Townhomes for the sole purpose of displaying the American flag. No other flags shall be displayed.

2. All exterior lighting, plantings, landscaping and statues incorporated into the Properties as of September 1, 2006 are deemed approved and accepted by the Association.
3. All other provisions contained in the Covenants shall remain in full force and effect.
4. This Amendment shall run with the land and shall be binding upon all present and future owners of the property described in this Amendment.
5. Invalidation of this Amendment by final order of any court of competent jurisdiction shall not affect the validity and enforceability of any provisions contained in the Covenants.

IN WITNESS WHEREOF, the undersigned owners of Spring Green Townhomes have executed this Amendment on the dates shown opposite our signatures below.

Judy Zwickback - Sept. 15, 2006



Elizabeth G. Jensen 9-15, 2006

Street Address of Owned Residence	Legal Signature	Date Executed
8910 Douglas Court	<i>Robert D. Bates</i> Robert Bates	9-14-06
	<i>Judith Bates</i> Judith Bates	9-14-06
8912 Douglas Court	<i>Clyde Bell</i> Admiral Clyde "Bob" Bell	9-14-06
8906 Farnam Court	<i>Carol Chapman</i> Carol Chapman	9-18-06
8911 Farnam Court	<i>Craig Hergott</i> Craig Hergott	9-14-06
8905 Farnam Court	<i>Patsy Hosman</i> Patsy Hosman	
8906 Douglas Court	<i>Dr. Donald Kerr</i> Dr. Donald Kerr	9/14/06
	<i>Linda Kerr</i> Linda Kerr	9/14/06
8903 Douglas Court	<i>Jim Langridge</i> Jim Langridge	9/14/06
	<i>Molly Langridge</i> Molly Langridge	9/14/06
8910 Farnam Court	<i>Graham Lusk</i> Graham Lusk	
	<i>Sally Lusk</i> Sally Lusk	
8912 Farnam Court	<i>Sally Nordlund</i> Sally Nordlund	9-14-06
8918 Farnam Court	<i>Jerry Pabst</i> Jerry Pabst	
8909 Douglas Court	<i>J. Emmet Root</i> J. Emmet Root	9/14/06
	<i>Fran Root</i> Fran Root	9/14/06
8914 Douglas Court	<i>Robert Sadler</i> Robert Sadler	

8905 Douglas Court

Toshimichi Shinohara 09/14/06
Toshimichi Shinohara

Lillian Shinohara 09/14/06
Lillian Shinohara

8907 Douglas Court

Norm Waitt

8920 Farnam Court

Robert Williamson

8907 Farnam Court

Eugene M Zweiback 09/14/06
Eugene M Zweiback

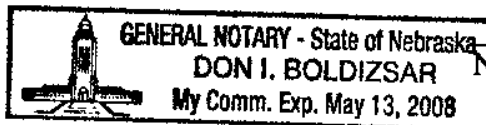
Debbie Zweiback
Debbie Zweiback

8914 Farnam Court

Judy Zweiback

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

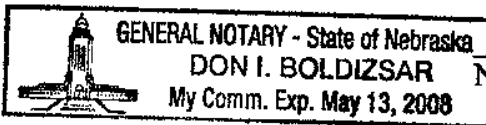
The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September, 2006, by **Robert Bates**.



[Signature]

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September, 2006, by **Judith Bates**.



[Signature]

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

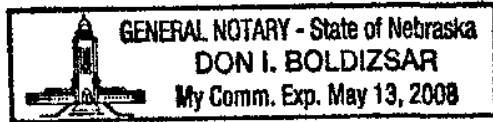
The foregoing instrument was acknowledged before me, a Notary Public, this 18 day of September 2006, by **Carol Chapman**.

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

On November 15, 2007, **Judy Zweiback** appeared before me, a Notary Public, and acknowledged that the foregoing instrument was signed by **Judy Zweiback** on page 2, on the 15th day of September 2006.



Nancy G. Root
Notary Public



[Handwritten Signature]
Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this ___ day of September 2006, by **Robert Sadler**.

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Craig Hergott**.



[Handwritten Signature]
Notary Public

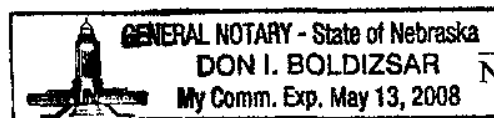
STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this ___ day of September 2006, by **Patsy Hosman**.

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

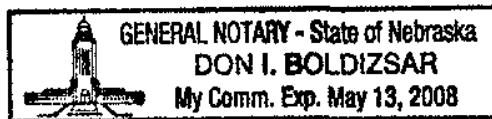
The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Dr. Donald Kerr**.



[Handwritten Signature]
Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

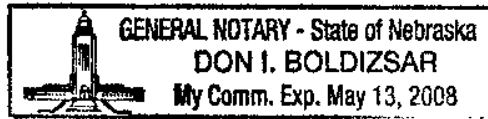
The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Linda Kerr**.



[Handwritten Signature]
Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **J. Emmet Root**.

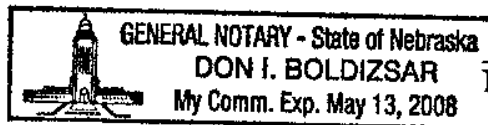


[Handwritten Signature]

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Fran Root**.



[Handwritten Signature]

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this ____ day of September 2006, by **Graham Lusk**.

Notary Public

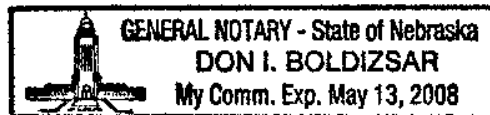
STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this ____ day of September 2006, by **Sally Lusk**.

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Jim Langridge**.



[Handwritten Signature]

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Molly Langridge**.



[Handwritten Signature]

Notary Public

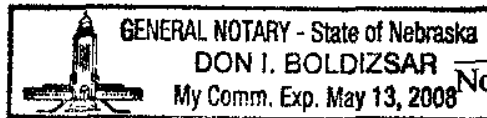
STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this ____ day of September 2006, by **Jerry Pabst**.

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Toshimichi Shinohara**.

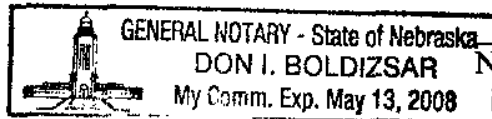


[Handwritten Signature]

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Lillian Shinohara**.

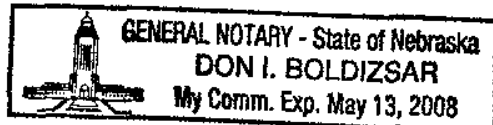


[Handwritten Signature]

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Sally Nordlund**.

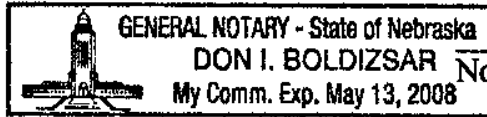


[Handwritten Signature]

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Admiral Clyde "Bob" Bell**.



[Handwritten Signature]

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this ____ day of September 2006, by **Robert Williamson**.

Notary Public

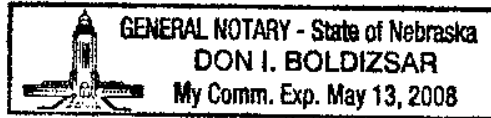
STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this ____ day of September 2006, by **Alice Williamson**.

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Eugene Zweiback**.

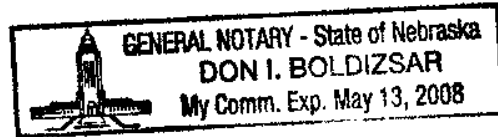


[Handwritten Signature]

Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 14 day of September 2006, by **Debbie Zweiback**.



[Handwritten Signature]

Notary Public

Sally Nordlund

8912 Douglas Court

Duane Swanson

8920 Farnam Court

Robert Williamson

Alice Williamson

8907 Farnam Court

Eugene Zweiback

8914 Farnam Court

Judy Zweiback

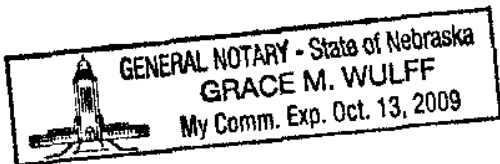
8907 Douglas Court

Norman W. Waitt Jr

~~Norm Waitt~~
Norman W. Waitt, Jr.

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this ND 22 day of September, 2006, by ~~Robert Bates~~ Norman W. Waitt, Jr.



Grace M. Wulff

Notary Public