

AMENDMENT TO THE DECLARATION OF THE STONY BROOK VILLAS

THIS AMENDMENT TO THE DECLARATION filed July 18, 2003 as Instrument No. 2003-137847 in the Office of the Register of Deeds, Douglas County, Nebraska ("Declaration") is herein referred to as the "Amendment" and dated the 30th day of August 2021. The undersigned are Lot Owners of the Stony Brook Villas and members of the Stony Brook Villas Homeowners Association. ("Association").

RECITALS OF FACT

The Association and the undersigned Lot Owners govern the real property described as

Lots 1 through 39, Stony Brook Villas, Douglas County, Nebraska

The Lot Owners desire to limit rental of the Lots in the Stony Brook Villas subdivision. "Rental" shall mean allowing occupation of any dwelling on a Lot by those who are not Lot Owners or owners of entities owning Lots and for payment of valuable consideration.

WHEREAS Article IX, Section 3, of the Declaration states that the Declaration may be amended by recording a written, signed instrument by 75% of the Lot Owners and upon recording such instrument in the Office of the Register of Deeds of Douglas County, Nebraska.

WHEREAS, the undersigned represent 75% or more of Lot Owners in favor of the Amendment to limit rental of dwellings on Lots.

AMENDMENT

For the reasons stated above, the undersigned hereby amend the Declaration as follows and all of such amendments shall supersede any inconsistent provisions in the Declaration.

Effective Date of Amendment. This Amendment shall become effective as of the date of the signing of this instrument by 75% of the Lot Owners and filing with the Douglas County Register of Deeds of Douglas County Nebraska.

Limitation on Rental of Lots. Except for existing rentals, no Lot may be rented or occupied for money for any period of time. The purpose of this restriction is to encourage owner occupancy

and increase property upkeep and values. Once tenants from any current rentals no longer occupy a Lot, each such Lot can no longer be rented and shall be owner occupied.

Enforcement and Fines. The Board, Association or Lot Owners may enforce compliance of this Amendment at law or in equity. Further, the Board or Association may enforce compliance at law or in equity for any violation of the Declaration of Covenants, Bylaws of the Association or any reasonable rules and regulations passed by the Board or the Association. Without limitation, the Board or Association may enforce compliance by injunctive relief and by imposing reasonable fines. If fines are imposed, they may be treated as assessments and enforced the same as assessments under the Declaration of Covenants.

ARTICLE IX, Section 4 "Term" of the Declaration is amended and restated to read as follows:

Section 4. Term. The covenants and restrictions contained in this Declaration shall run with the land and shall be binding on all Lots until at least 75% of Lot Owners shall sign a written instrument terminating the Declaration which shall be effective upon recording such written termination with the Douglas County Register of Deeds.

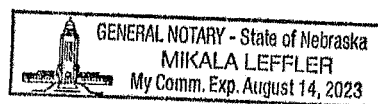
IN WITNESS WHEREOF, the undersigned Lot Owners and spouses have executed this Amendment the day and year first written above and the undersigned officer of the Association certifies that the attached signatures represent at least 75% of Lot Owners and spouses.

Stony Brook Villas Homeowners Association

By: [Signature]
Its: President

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS) ss.

Acknowledged and sworn before me on this 20th day of August, 2021, by Joseph G. Councill Jr., PRESIDENT, of Stony Brook Villas Homeowners Association.



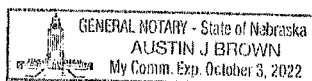
[Signature]
Notary Public

Jo E. Stewart
Signature Trustee of the Jo
E. Stewart Trust
STATE OF NE)
COUNTY OF Douglas)

SS.

Jo E. Stewart

Printed Name Lot #37



Acknowledged and sworn before me on this 2 day of August, 2021, by
Jo Elaine Stewart.

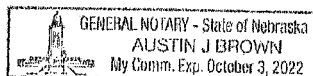
Austin J Brown
Notary Public

James G. Rector
Signature

STATE OF NE)
COUNTY OF Douglas)

SS.

James G. Rector for JGR Trust
Printed Name Lot #36



Acknowledged and sworn before me on this 2 day of August, 2021, by
James G Rector.

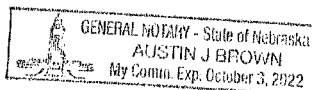
Austin J Brown
Notary Public

Robert Duncan
Signature

STATE OF NE)
COUNTY OF Douglas)

SS.

ROBERT DUNCAN
Printed Name Lot #19



Acknowledged and sworn before me on this 2 day of August, 2021, by
Robert I Duncan.

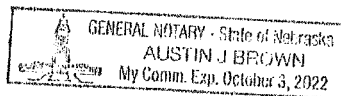
Austin J Brown
Notary Public

Lawrence Bow
Signature

LAWRENCE BORO #38
Printed Name Lot

STATE OF NE)
COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Lawrence V Boro.

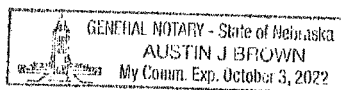
Austin J Brown
Notary Public

Terry Turner
Signature

Terry Turner #33
Printed Name Lot

STATE OF NE)
COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Terry K Turner.

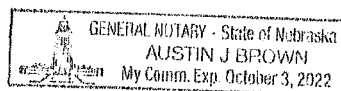
Austin J Brown
Notary Public

Joseph G Council Jr
Signature

Joseph G Council Jr #1
Printed Name Lot

STATE OF NE)
COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Joseph G Council Jr.

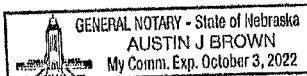
Austin J Brown
Notary Public

Mary L Nelson
Signature

Mary L Nelson 5855 S 146th St
Printed Name Lot #2

STATE OF NE)
COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Mary L Nelson.

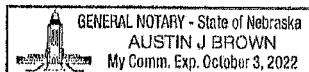
Austin J Brown
Notary Public

Dale E Kloeckner
Signature

DALE E KLOECKNER
Printed Name Lot #28

STATE OF NE)
COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Dale E. Kloeckner.

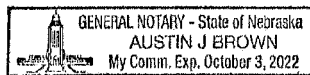
Austin J Brown
Notary Public

Karen A North
Signature

Karen A. North
Printed Name Lot #7

STATE OF NE)
COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Karen A North.

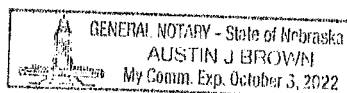
Austin J Brown
Notary Public

Kathleen McCullough
Signature

Kathleen McCullough
Printed Name Lot #4

STATE OF NE)
COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Kathleen J. McCullough

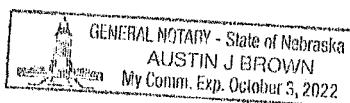
Austin J. Brown
Notary Public

Thomas W. Heller
Signature

Thomas W. Heller
Printed Name Lot #13

STATE OF NE)
COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Thomas W. Heller

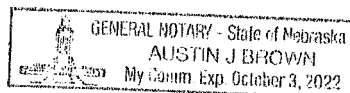
Austin J. Brown
Notary Public

Hugh Spellman
Signature

Hugh Spellman
Printed Name Lot #22

STATE OF NE)
COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Hugh E. Spellman

Austin J. Brown
Notary Public

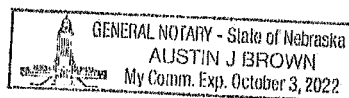
Diane M Snyder
Signature

Diane m. Snyder
Printed Name Lot #15

STATE OF NE)

COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Diane Snyder.

Austin J Brown
Notary Public

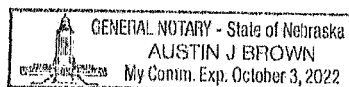
Diane M. Snyder
Signature

Diane m. Snyder
Printed Name Lot #16

STATE OF NE)

COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Diane Snyder.

Austin J Brown
Notary Public

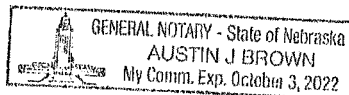
Diane Hannam
Signature

DIANE HANNAM
Printed Name Lot #18

STATE OF NE)

COUNTY OF Douglas)

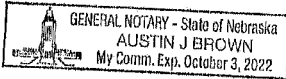
SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Diane Hannam.

Austin J Brown
Notary Public

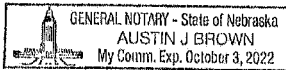
Edward G Bruneteau EDWARD G BRUNETEAU
Signature Trustee of Br. Edward Printed Name Lot #35
Bruneteau Trust
STATE OF NE)
COUNTY OF Douglas) SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Edward G. Bruneteau Jr.

Austin J Brown
Notary Public

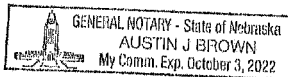
Kathleen J Shankwiler Kathleen J Shankwiler
Signature Printed Name Lot #31
STATE OF NE)
COUNTY OF Douglas) SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Kathleen J Shankwiler.

Austin J Brown
Notary Public

Sandra J Linbo SANDRA J. LINBO
Signature Printed Name Lot #11
STATE OF NE)
COUNTY OF Douglas) SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Sandra J Linbo

Austin J Brown
Notary Public

Muriel Bergstrom

Signature

Julie K. Bergstrom

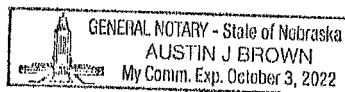
Printed Name

Lot #17

STATE OF NE)

COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Julie K Bergstrom.

Austin J Brown
Notary Public

Gerald R. Weires

Signature

GERALD R. WEIRES

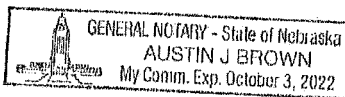
Printed Name

Lot #23

STATE OF NE)

COUNTY OF Douglas)

SS.



Acknowledged and sworn before me on this 2 day of August, 2021, by
Gerald R Weires.

Austin J Brown
Notary Public

Mary Ann Klinger

Signature

MARY ANN KLINGER

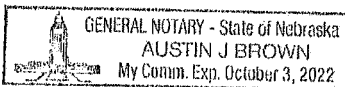
Printed Name

Lot #21

STATE OF NE)

COUNTY OF Douglas)

SS.



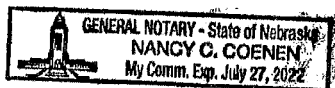
Acknowledged and sworn before me on this 2 day of August, 2021, by
Mary A Klinger.

Austin J Brown
Notary Public

Kathy Clavin Kathy Clavin #6
Signature Printed Name Lot

STATE OF Nebraska)
COUNTY OF Douglas) ss.

Acknowledged and sworn before me on this 5th day of August, 2021, by
Kathy Clavin

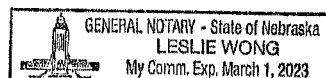


Nancy C. Coenen
Notary Public

Richard K. Bornhoft RICHARD K BORNHOFT
Signature Printed Name Lot #14

STATE OF Nebraska)
COUNTY OF Douglas) ss.

Acknowledged and sworn before me on this 13th day of August, 2021, by
Richard Bornhoft



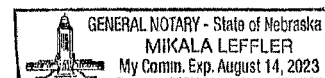
Leslie Wong
Notary Public

Carol Hagedorn Carol Hagedorn #25
Signature Printed Name Lot

STATE OF Nebraska)
COUNTY OF Douglas) ss.

Acknowledged and sworn before me on this 9th day of August, 2021, by
CAROL HAGEDORN

Mikala Leffler
Notary Public

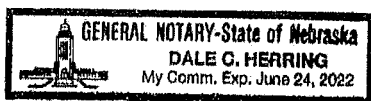


Signature D L Marsh

DOUGLAS MARSH
Printed Name Lot #20

STATE OF Nebraska)
COUNTY OF Douglas) ss.

Acknowledged and sworn before me on this 31st day of July, 2021, by
Douglas L. Marsh.



Dale C. Herring
Notary Public

This signature is a vote for the adding an add'l covenant to the existing Stony Brook Villas covenants in Omaha, NE that will not allow homeowners to rent their house.

Lyndsay Dean
Signature

Lyndsay Dean
Printed Name Lot #12

STATE OF Nebraska)
COUNTY OF Douglas) ss.

Acknowledged and sworn before me on this 13th day of August, 2021, by
Lyndsay Dean.

CASSANDRA WHITE
General Notary - State of Nebraska
My Commission Expires May 7, 2024

Cassandra White
Notary Public

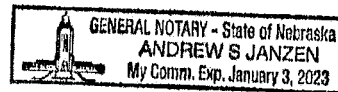
Mary Brennan
Signature

Mary Brennan 34
Printed Name Lot

STATE OF Nebraska)
COUNTY OF Douglas) ss.

Acknowledged and sworn before me on this 14th day of August, 2021, by
Mary Brennan.

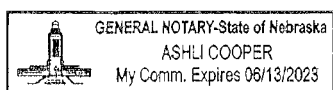
[Signature]
Notary Public



Patricia Siedelmann Patricia Siedelmann
Signature ~~Page~~ Printed Name Lot #29

STATE OF Nebraska)
COUNTY OF Douglas) ss.

Acknowledged and sworn before me on this 1st day of September 2021, by
Patricia Siedelmann



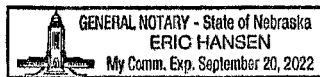
Ashli Cooper
Notary Public

STATE OF Nebraska)
COUNTY OF Douglas) ss.

By: Michael Edward Connealy
Its: Michael Edward Connealy
Lot #32

Acknowledged and sworn before me on this 6th day of August, 2021, by
Michael Connealy, _____, of Stony Brook Villas Homeowners
Association.

Eric Hansen



Arda R. Newberg
Signature

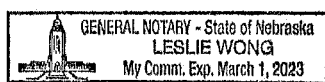
Arda R. Newberg
Printed Name

Lot 14602 #39

STATE OF Nebraska

COUNTY OF Douglas)
ss.)

Acknowledged and sworn before me on this 30th day of
July, 2021, by Arda R. Newberg.



Arda R. Newberg
Notary Public