

47-225

SUPPLEMENTARY DECLARATION

THIS SUPPLEMENTARY DECLARATION made April 22<sup>nd</sup>, 1974 by VIKING CONSTRUCTION, INC., a Nebraska coporation, hereinafter called "Declarant",

W I T N E S S E T H:

WHEREAS, Declarant is the owner of the following described real estate (hereinafter referred to herein as "the premises") situated in Sarpy County, Nebraska, to-wit:

All of Lots 1 through 91 of Meadows Replat III of Lot 7, The Meadows, a subdivision in Sarpy County, Nebraska, as surveyed, platted and recorded,

and

WHEREAS, Declarant, the owner of Lots 1 through 91, inclusive, and of The Meadows Replat III of Lot 7, The Meadows, a subdivision in Sarpy County, Nebraska, in order to preserve and promote the private residential character of said lots in accordance with a plan of development expressed therein, made and executed a certain Declaration of Covenants, easements, restrictions and conditions (hereinafter referred to as "Declaration") dated July 27, 1973 and recorded at Page 645 through 6454, inclusive, of Book 46 of the Miscellaneous Records of the Register of Deeds of Sarpy County, Nebraska, and

WHEREAS, Declarant, in order to preserve and promote the private residential character of the premises in accordance with the plan of development expressed in said Declaration is desirous of annexing the first above described premises to said Declaration and subjecting said premises to all the terms and conditions thereof in the manner provided in Section 4 of Article X of said Declaration;

NOW, THEREFORE, in consideration of the matters herein recited, Declarant does hereby declare as follows, to-wit:

ITEM I

A. THE PREMISES

1. Residential Property. Certain of the real property subject to this Supplementary Declaration and legally described as : All of Lots 1 through 91 of Meadows Replat III of Lot 7, The Meadows, a subdivision in Sarpy County, Nebraska, as surveyed, platted and recorded, is and will acquired, conveyed, devised, inherited, sold or otherwise transferred and is and will be occupied and used subject to all and each of the conditions and other terms set out in this Supplementary Declaration and, pursuant to Section 4 of Article X thereof, to all conditions and other terms imposed upon any "Lot", as therein defined at Section 5 of Article I thereof in said Declaration, with the express additions and modifications set out in this Supplementary Declaration.

B. COMMON AREA EASEMENT

2. Covenants. Certain of the real property subject to this Supplementary Declaration, which property consists of all real property on the properties subject to this declaration exclusive of the real property on which is located any building, fenced patio or driveway originally located on the properties by Declarant or Declarant's assigns, if assignment be made pursuant to Section 7 of Article I of said Declaration, shall be and become "Common Area" as the term is defined in Section 4 of Article I of said Declaration.

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