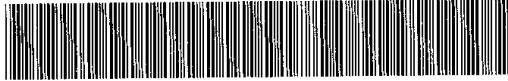


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Register of Deeds, Douglas County, NE
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THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS AND EASEMENTS OF VILLAS OF HUNTINGTON WOODS, A
SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA

This THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS AND EASEMENTS OF VILLAS OF HUNTINGTON WOODS, A
SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, is adopted on the date
hereinafter set for by the undersigned, who constitute owners
(including spouses where applicable) of more than sixty-six and
two-thirds percent (66 2/3%) of the Lots, hereinafter described,
which are the subject of the original Declaration, as amended,
and this Amendment.

RECITALS

1. The undersigned are owners of more than sixty-six and two-
thirds percent (66 2/3%) of the Lots in the VILLAS OF HUNTINGTON
WOODS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, which
Subdivision is legally described as follows:

Lots 1 through 31, inclusive, Lots 34 through 39, ^(EK) mc-40333
inclusive, Lots 43 through 61, inclusive, Villas of
Huntington Woods, a Subdivision, as surveyed, platted and
recorded, Douglas County, Nebraska

and

Lots 1 and 2, Villas of Huntington Woods, Replat 2, a mc-40334
Subdivision, as surveyed, platted and recorded, in Douglas
County, Nebraska

and

Lot 1, Villas of Huntington Woods, Replat 3, a subdivision,
as surveyed, platted and recorded, in Douglas County, mc-40335
Nebraska

2. The above described real property is subject to a certain
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND
EASEMENTS, dated the 28th day of December, 1995, and recorded on
the 4th day of January, 1996, at Book 1105, Page 741 of the
Miscellaneous Records in the office of the Register of Deeds of
Douglas County, Nebraska, as amended by the SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR A PART OF HUNTINGTON PARK, A SUBDIVISION IN DOUGLAS COUNTY,
NEBRASKA, recorded on the 13th day of September, 1996, at Book
1187, Page 742 of the Miscellaneous Records in the office of the
Register of Deeds of Douglas County, Nebraska.

misc
13 FEE 9450 FB See above
59 SKP _____ C/O _____ COMP BW
DEL _____ SCAN _____ FV _____
(S)

3. The undersigned have determined that the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS should be further amended as hereinafter set forth.

NOW, THEREFORE, the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF VILLAS OF HUNTINGTON WOODS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA dated the 28th day of December, 1995, as amended by the SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR A PART OF HUNTINGTON PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, are hereby further amended as follows:

1. Section 6, ARTICLE II, RESTRICTIONS AND COVENANTS, is amended by deleting the first sentence thereof.

2. The first sentence of Section 8, ARTICLE II, RESTRICTIONS AND COVENANTS, is amended so as to provide as follows:

No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar chattel shall be maintained or stored on any part of a Lot (other than in an enclosed structure) for more than seven (7) days within a calendar year.

3. Section 23, ARTICLE II, RESTRICTIONS AND COVENANTS, is amended so as to provide as follows:

23. The exterior trim and siding on each residence constructed on a Lot must be maintained in good and proper condition. If the exterior paint on the Owner's residence has deteriorated to less than a good and proper condition as determined by the Board of Directors, the exterior must be fully painted within ninety (90) days following notification from the Association to the Owner. All exterior paint colors, for both initial and subsequent paintings, must be approved by the Board of Directors of the Association.

4. Section 24, RESTRICTIONS AND COVENANTS, beginning with "Any landscape beds.." and ending with "..river rock" is deleted in its entirety.

5. Sections 1 (a) and (b), ARTICLE V, EXTERIOR MAINTENANCE SERVICES, are amended so as to provide as follows:

(a) Care and maintenance of lawns (to include regular mowing and application of chemical fertilizers and herbicides as necessary). The Owner is responsible for replacement of all dead trees, shrubs, and bushes, or other exterior landscaping improvement and upon failure to do so, and after notice as provided in ARTICLE II, Section 22 of this Declaration, each Owner shall allow the Association to replace such dead trees, shrubs and bushes or exterior landscape improvements at the expense of the Owner of record at the time of replacement and the Owner shall reimburse the Association on demand. The Association shall have no duty to repair, replace or maintain any exterior concrete surfaces.

