



MISC 2003177106



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RICHARD N TAKECHI
REGISTER OF DEEDS
HARTFORD, CONNECTICUT

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AMENDMENT TO PROTECTIVE COVENANTS

THIS AMENDMENT TO PROTECTIVE COVENANTS is made the date hereinafter set forth by Celebrity Townhomes, Inc., a Nebraska corporation, ("Declarant").

RECITALS

A. On or about July 29, 2003, a document entitled Declaration of Covenants, Conditions, and Restrictions of Westin Hills West Four Townhomes (hereinafter the "Declaration") for Lots 523 - 547, inclusive, Lots 568 - 614, inclusive, Lots 622 - 630, inclusive, Lots 639 - 647, inclusive, Lots 655 - 743, inclusive, all in WESTIN HILLS WEST, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska; Lots 1 - 30, inclusive, all in WESTIN HILLS WEST REPLAT SIXTEEN, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, was recorded by Celebrity Townhomes, Inc., Declarant, in the office of the Register of Deeds of Douglas County, Nebraska as Miscellaneous Document 2003143302.

B. Article XII, Section 3. of the Declaration provides that the covenants and restrictions of the Declaration may be amended by the Declarant for a period of twenty (20) years following July 29, 2003.

NOW, THEREFORE, Declarant hereby declares that the Declaration recorded on or about July 29, 2003 as Miscellaneous Document 2003143302 in the office of the Register of Deeds of Douglas County, Nebraska should be and hereby are amended in the following manner:

1. By deleting therefrom Article IV, Section 3 and adding in its place and stead the following:

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be One Thousand Two Hundred Sixty and NO/100ths dollars (\$1,260.00) per Lot. For the purposes of determining the amount of the maximum annual assessment, any assessments or charges levied pursuant to Article III, Section 7 and/or Article IV, Section 2 shall not be included.

a. From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 10% above the maximum assessment for the previous year without a vote of the membership.

b. From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 10% by a vote of two-thirds (2/3) of a quorum of members who are voting in person or by proxy, at a meeting duly called for this purpose.

c. The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

All other terms of said Declaration shall remain in full force and effect.

Dated this 12th day of September 2003.

CELEBRITY TOWNHOMES, INC., a Nebraska corporation,

By


CHAD LARSEN, Vice-President

FULLENKAMP, DOYLE & JOBEUN
11440 WEST CENTER ROAD
OMAHA, NEBRASKA 68144-4482

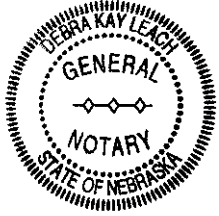
STATE OF NEBRASKA)

) ss.

COUNTY OF DOUGLAS)

On this 10th day of September 2003, the foregoing instrument was acknowledged before me, a Notary Public, by Chad Larsen, Vice-President of Celebrity Townhomes, Inc., a Nebraska corporation, acting on behalf of said corporation.


Notary Public



MY COMMISSION EXPIRES:
May 28, 2006