



\$ 159.00

BLOCK

04047903

CODE

INST. NO 200 ✕

wilri  
wilri 2  
wilri 3  
wilri 4  
wilri 5  
wilri 7  
wilri 8  
wilri 9  
wilri 10

CHECKED  
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2004 JUL 19 P 4:19

047903

LANCASTER COUNTY, NE

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\$2.50 Chg sek

**THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WILDERNESS RIDGE**

The undersigned, constituting the "Declarant" under the Declaration of Covenants, Conditions, Restrictions and Easements for Wilderness Ridge dated March 21, 2000, and filed of record with the Lancaster County Register of Deeds as Instrument No. 2000-011457, as amended by the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wilderness Ridge dated January 18, 2001, and filed of record with the Lancaster County Register of Deeds as Instrument No. 2001-052829, and the Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wilderness Ridge dated October 17, 2003, and filed of record with the Lancaster County Register of Deeds as Instrument No. 2003-106784 (collectively "Declaration"), do hereby amend the Declaration as follows:

1. Subsection (e) of Paragraph 4. Development Standards of Article III is hereby amended and restated as follows to provide alternative minimum floor area and side yard setback standards for Lots located in Wilderness Ridge 9th Addition:

(e) The minimum floor area and side yard setback standards set forth below shall apply to Lots 1 - 22, Wilderness Ridge 9<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska.

Single Story Ranch	2,000 square feet
Two-Story	2,400 square feet
One and one-half Story	2,200 square feet
7 1/2 feet side yard setback	

2. All other terms and conditions of the Declaration, except as amended herein, remain in full force and effect. In the event of a conflict between the terms of this Second Amendment and the terms of the Declaration, the terms of this Second Amendment shall control. Capitalized terms used herein and not defined herein have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this Third Amendment to be executed this 19<sup>th</sup> day of July, 2004.

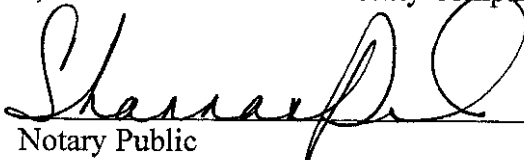
Seacrest  
111 Lincoln Mall  
Ste 350  
Lincoln Ne 68508



STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

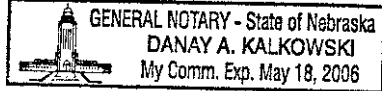
The foregoing was acknowledged before me this 14 day of July, 2004, by John C. Brager, President of Construction of Ridge Development Company, a Nebraska corporation, Member of **Wilderness Ridge, L.L.C.**, a Nebraska limited liability company on behalf of the limited liability company.



  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

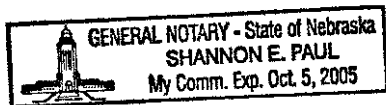
The foregoing was acknowledged before me this 15 day of July, 2004, by John F. Schleich, Vice President of Southview, Inc., a Nebraska corporation, Member of **Wilderness Ridge, L.L.C.**, a Nebraska limited liability company on behalf of the limited liability company.

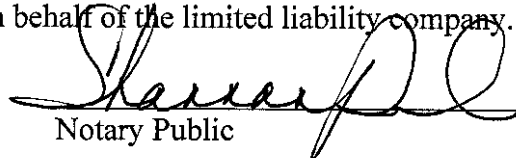


  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

The foregoing was acknowledged before me this 19 day of July, 2004, by Richard L. Large, General Partner of Large Partnership, Ltd., Member of **Wilderness Ridge, L.L.C.**, a Nebraska limited liability company on behalf of the limited liability company.



  
Notary Public

**EXHIBIT "A"**

**Residential Property**

Lots 1 through 20, and Lots 23 through 65, Block 2;  
Lots 1 through 40, Block 3;  
Lot 1, Block 5; all located in Wilderness Ridge Addition, Lincoln, Lancaster County, Nebraska

Lots 1 and 2, Block 1, Wilderness Ridge 2<sup>nd</sup> Addition, Lincoln, Lancaster County, Nebraska

Lots 1 through 22, and 26 through 33, Block 1;  
Lots 1 through 22, Block 2;  
Lots 1 through 6, Block 3;  
Lot 1, Block 4;  
Lot 1, Block 5;  
Lots 1 through 9, Block 6;  
Lot 1, Block 7; and  
Outlot "B"; all located in Wilderness Ridge 3<sup>rd</sup> Addition, Lincoln, Lancaster County, Nebraska

Lots 1 and 2, Wilderness Ridge 4<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska

Lots 1, 6 through 19, and 24 through 27, Block 1;  
Lots 1 through 6, and 11 through 18, Block 2; and  
Outlot "B", Wilderness Ridge 5<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska

Lots 1 through 35, Block 1; Wilderness Ridge 6<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska

Lots 1 through 3, Wilderness Ridge 7<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska

Lots 1 through 3, Wilderness Ridge 8<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska

Lots 1 through 22, Wilderness Ridge 9<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska

Lots 1 and 2, Wilderness Ridge 10<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska