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Lancaster County, NE Assessor/Register of Deeds Office AMDCOV
Pages 5



SEVENTH 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, 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, the Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wilderness Ridge dated July 19, 2004, and filed of record with the Lancaster County Register of Deeds as Instrument No. 2004-047903, the Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wilderness Ridge dated March 16, 2005, and filed of record with the Lancaster County Register of Deeds as Instrument No. 2005-14549, the Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wilderness Ridge dated March 31, 2005, and filed of record with the Lancaster County Register of Deeds as Instrument No. 2005-18061, and the Sixth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wilderness Ridge dated May 1, 2006, and filed of record with the Lancaster County Register of Deeds as Instrument No. 2006-20201 (collectively "Declaration"), do hereby amend the Declaration as follows:

- A. Article IV Boundary Fence of the Declaration is hereby amended and restated as follows:

ARTICLE IV
BOUNDARY LANDSCAPING AND FENCE

1. Boundary Landscaping. Declarant has installed berms and landscaping on the easterly most boundary line of the Golf Property and a portion of the Residential Property along South 27th Street (the "Boundary Landscaping"). The Boundary Landscaping is situated on the easterly most boundary line of Outlots "C", "F", "H", and "M", Wilderness Ridge Addition, and Lots 11 through 17, Wilderness Ridge 13th Addition.

2. Boundary Fence. Lot Owners of Lots 7 through 17, Wilderness Ridge 13th Addition (individually a "Boundary Lot" and collectively the "Boundary Lots") shall be allowed to construct a boundary fence along the eastern boundary line of the Boundary Lots abutting South 27th Street in order to protect inadvertent egress from the residences onto the South 27th Street arterial roadway ("Boundary Fence"). The Boundary Fence shall be four (4) feet in height and shall be constructed of black wrought iron. The Boundary Fence may be extended up the side lot lines of the Boundary Lots, provided that it terminates at the rear corners of the residences located upon the Boundary Lots.

3. Maintenance of Boundary Landscaping and Boundary Fence. The Lot Owner of each Boundary Lot shall be responsible for maintaining, repairing and replacing any portion of the Boundary Landscaping and Boundary Fence located upon such Lot Owner's Boundary Lot in a reasonable manner. In the event a Lot Owner fails to comply with this requirement, the Declarant or Association shall provide the Lot Owner with written notice to maintain, repair or replace the Boundary Fence and/or Boundary Landscaping. If the Lot Owner fails to take such action, or does not complete it in a reasonable manner, within ten (10) days from the date of the notice, the Declarant or Association may contract for the services reasonably necessary to maintain, repair or replace the Boundary Fence and/or Boundary Landscaping in a reasonable manner. The actual cost of such services, plus a ten percent (10%) administrative fee, may be assessed against the Boundary Lot by the Association. Upon failure of the Lot Owner to remit payment, the cost of the maintenance, repair or replacement and administrative fees shall be specifically assessed against the Boundary Lot, shall bear interest at the rate provided for unpaid assessments and, when shown of record, shall be a lien upon the Boundary Lot. Declarant hereby declares that the Boundary Lots are subject to a permanent and exclusive right and easement in favor of Declarant and the Association to enter on the Boundary Lots to maintain, repair and replace the Boundary Fence and Boundary Landscaping.

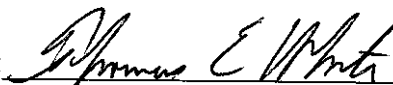
B. All other terms and conditions of the Declaration, except as amended herein, remain in full force and effect. In the event of a conflict between the terms of this Fourth Amendment and the terms of the Declaration, the terms of this Fourth Amendment shall control.

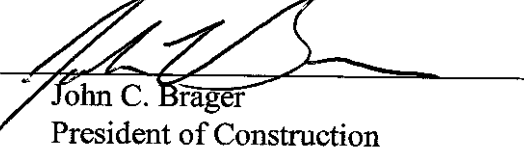
Capitalized terms used herein and not defined herein have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this Seventh Amendment to be executed this 7th day of ~~June~~, 2006.
July

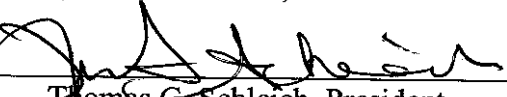
WILDERNESS RIDGE, L.L.C., a
Nebraska limited liability company

By: **RIDGE DEVELOPMENT
COMPANY**, a Nebraska corporation,
Member


By: 
Thomas E. White
President of Development

By: 
John C. Brager
President of Construction

By: **SOUTHVIEW HOLDING
COMPANY, INC.**, a Nebraska corporation,
Member, f/n/a Southview, Inc.

By: 
Thomas G. Schleich, President

By: **LARGE PARTNERSHIP, LTD.**, a
Nebraska limited partnership, Member

By: 
Richard L. Large, General Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 28 day of June, 2006, by Thomas E. White, President of Development 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.



Leo Glass
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 28 day of June, 2006, 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.



Leo Glass
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 7th day of ~~June~~^{July}, 2006, by Thomas G. Schleich, President of Southview Holding Company, Inc., a Nebraska, corporation, f/n/a Southview, Inc., Member of **Wilderness Ridge, L.L.C.**, a Nebraska limited liability company, on behalf of the limited liability company.



Leo Glass
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 7th day of ~~June~~^{July}, 2006, 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.



Leo Glass
Notary Public

EXHIBIT "A"

Residential Property

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

Lots 1 and 2, Block 1, Wilderness Ridge 2nd 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; and
Lot 1, Block 7; all located in Wilderness Ridge 3rd Addition, Lincoln, Lancaster County,
Nebraska

Lots 1 and 2, Wilderness Ridge 4th Addition, Lincoln, Lancaster County, Nebraska

Lots 1, 6 through 19, and 24 through 27, Block 1; and
Lots 1 through 6, and 11 through 18, Block 2; all located in Wilderness Ridge 5th Addition,
Lincoln, Lancaster County, Nebraska

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

Lots 1 through 3, Wilderness Ridge 7th Addition, Lincoln, Lancaster County, Nebraska

Lots 1 through 3, Wilderness Ridge 8th Addition, Lincoln, Lancaster County, Nebraska

Lots 1 through 22, Wilderness Ridge 9th Addition, Lincoln, Lancaster County, Nebraska

Lots 1 and 2, Wilderness Ridge 10th Addition, Lincoln, Lancaster County, Nebraska

Lots 1 through 17, Wilderness Ridge 13th Addition, Lincoln, Lancaster County, Nebraska