

**AMENDED DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR WILDERNESS RIDGE TOWNHOMES**

NOW ON THIS 1<sup>st</sup> day of November, 2015, 53 of the 70 lot owners of the Wilderness Ridge Homeowners Association signed and approved, as evidenced by the signature pages attached hereto as Exhibit A and incorporated herein as if more fully set forth, amending the original Declaration of Covenants, Conditions, Restrictions and Easements for Wilderness Ridge Townhomes, recorded on May 22, 2000, relative to Lots 1-70, Block 1, and Outlot B, Wilderness Ridge Addition, Lincoln, Lancaster County, Nebraska, as Instrument No. 2000-021199, by deleting in its entirety Art. III, paragraph 4, and replacing it with the following language:

*Wild*

1. Improvement Criteria. No dwelling unit located on any Lot shall be less than 1,600 square feet, exclusive of garage, basement and any second floor. At least ninety percent (90%) of any townhome residence constructed upon a Lot must be faced with a beige colored brick that matches as closely as possible the color and texture of the facia brick used on other Lot Owner residences. All windows must be clad in tan with low-e glass. Any portion of such residence not faced with brick shall be constructed with matching steel seamless siding. The soffet and facia shall match the window color. All exposed foundation walls (including walk-out basement walls) shall be constructed of or faced with the aforementioned beige colored brick. All driveways must be constructed of concrete, brick, paving stone or laid stone. All foundations shall be constructed of concrete or other material approved in writing by Declarant. The roof of all improvements or replacements shall be a minimum pitch of 8:12. If it becomes necessary to replace the roof of any existing or rebuilt townhouse unit, the replacement roof shall be shingled with DaVinci Bellaforte Weathered Gray Variblend shake shingles that have a Class 4 impact rating and 110 mph wind rating. For all other roof repairs, a request to use wood shake shingles shall be submitted for approval by the Board at its sole discretion. The Board's decision to either approve or deny the use of wood shake shingles shall be made and provided to the requesting member within 10 days of the receipt of the member's request. If notice to the member is not provided within 10 days from the receipt of the member's request, the request shall be considered to be approved. No accessory building shall be constructed upon any Lot without the approval of Declarant as set forth in Paragraph 2 of this Article.

*Original \$34.00*

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

AMENDED AND RESTATED DECLARATION OF  
COVENANTS, RESTRICTIONS AND EASEMENTS  
FOR WILDERNESS RIDGE TOWNHOMES

✓ 1. David L. Pauling  
Printed Name

David L. Pauling  
Signature

✓ 2. Alan R. Katzberg  
Printed Name

Alan R. Katzberg  
Signature

✓ 3. Fred M. James  
Printed Name

Fred M. James  
Signature

✓ 4. MARILYN R. Carr  
Printed Name

Marilyn R. Carr  
Signature

✓ 5. STUART M. Spero  
Printed Name

Stuart M. Spero  
Signature

✓ 6. Marvin Hoffi  
Printed Name

David Pauling (proxy)  
Signature

✓ 7. William Tomok  
Printed Name

David Pauling (proxy)  
Signature

✓ 8. Linda Cunningham  
Printed Name

Linda Cunningham  
Signature

✓ 9. Terry Watts  
Printed Name

David Pauling (proxy)  
Signature

✓ 10. William L. Beeman  
Printed Name

William L. Beeman  
Signature

✓ 11. LAWRENCE A. LOCOCO  
Printed Name

Lawrence A. Lococo  
Signature

✓ 12. Brad Burkey  
Printed Name

Brad Burkey  
Signature

✓ 13. MICHAEL ELWOOD  
Printed Name

Michael Elwood  
Signature

✓ 14. LORRENA KAY BECHER  
Printed Name

Lorrena Kay Becher  
Signature

✓ 15. Michael Morgan  
Printed Name

Michael Morgan  
Signature

✓ 16. RON BARKER  
Printed Name

Ron Barker  
Signature

✓ 17. PATRICK J. O'DONNELL  
Printed Name

Patrick J. O'Donnell  
Signature

✓ 18. ROBERT A. RUFF  
Printed Name

Sally Ruff  
Signature

✓ 19. Linda K Wolfe Trustee  
Printed Name  
For the Linda K Wolfe  
Trust

Linda K Wolfe Trustee  
Signature  
for the Linda K Wolfe Trust

AMENDED AND RESTATED DECLARATION OF  
COVENANTS, RESTRICTIONS AND EASMENTS  
FOR WILDERNESS RIDGE TOWNHOMES

✓ 20. Tami Weeks  
Printed Name

Tami Weeks  
Signature

✓ 21. William E. Bivin  
Printed Name

William E. Bivin  
Signature

✓ 22. Jana Tanner  
Printed Name

Jana Tanner  
Signature

✓ 23. Sheree Bacus  
Printed Name

Sheree Bacus  
Signature

✓ 24. Carol Schmidt  
Printed Name

Carol Schmidt  
Signature

✓ 25. Robert & Christens on  
Printed Name

Robert & Christens on  
Signature

✓ 26. James Strand  
Printed Name

James Strand  
Signature

✓ 27. David Smith  
Printed Name

David Smith  
Signature

✓ 28. BECKY MOYER  
Printed Name

Becky Moyer  
Signature

✓ 29. Sharon Tenopir  
Printed Name

Sharon Tenopir  
Signature

✓ 30. Sharon Hanigan  
Printed Name

Sharon Hanigan  
Signature

✓ 31. Gordon Winters  
Printed Name

Gordon Winters  
Signature

✓ 32. Merlyn Hansen  
Printed Name

Merlyn Hansen  
Signature

✓ 33. CLIFFORD HANSON  
Printed Name

Clifford Hanson  
Signature

✓ 34. PAUL & LIESS  
Printed Name

Paul & Liess  
Signature

✓ 35. Jaelyn Mast  
Printed Name

Jaelyn Mast  
Signature

✓ 36. PAMELA ROWLAND  
Printed Name

Pamela Rowland  
Signature

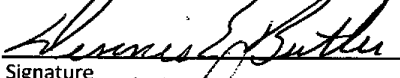
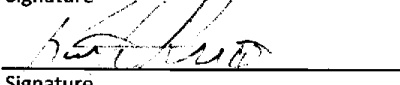
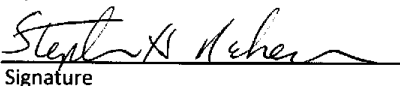
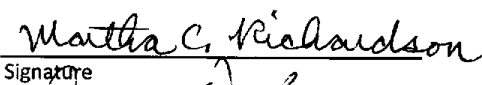
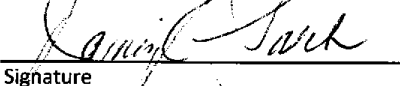

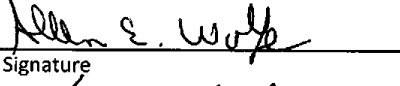

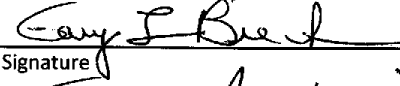
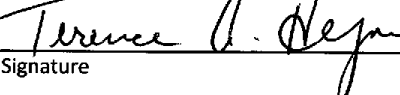
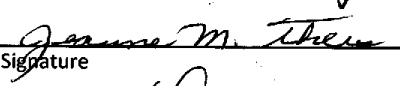
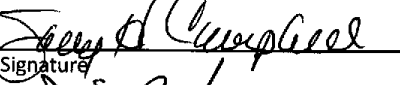
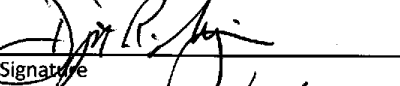

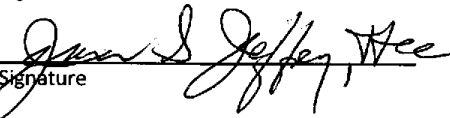
✓ 37. Mo Tehran  
Printed Name

Mo Tehran  
Signature

✓ 38. ELLIOT JAGEL  
Printed Name

Elliot M. Jagel  
Signature

AMENDED AND RESTATED DECLARATION OF  
COVENANTS, RESTRICTIONS AND EASEMENTS  
FOR WILDERNESS RIDGE TOWNHOMES

- ✓ 39. DENNIS E. BUTLER Printed Name       Signature
- ✓ 40. KIRK RILEY Printed Name       Signature
- ✓ 41. STEPHEN H. NELSEN Printed Name       Signature
- ✓ 42. MARTHA C. RICHARDSON Printed Name       Signature
- ✓ 43. JAMIE J SASEK Printed Name       Signature
- ✓ 44. WILA J. DEARING Printed Name       Signature
- ✓ 45. ALLEN E. WOLFE Printed Name       Signature
- ✓ 46. Brian J Dillon Printed Name       Signature
- ✓ 47. GARY L. BIECK Printed Name       Signature
- ✓ 48. Terence A. Hejny Printed Name       Signature
- 49. Jeanne M. Theis Printed Name       Signature
- 50. JULY H. CAMPBELL Printed Name       Signature
- 51. JAMES R. WINNER Printed Name       Signature
- 52. Ken Hunt Printed Name       Signature
- 53. Jan S Jeffrey Printed Name       Signature
- 54. \_\_\_\_\_ Printed Name      \_\_\_\_\_ Signature
- 55. \_\_\_\_\_ Printed Name      \_\_\_\_\_ Signature
- 56. \_\_\_\_\_ Printed Name      \_\_\_\_\_ Signature
- 57. \_\_\_\_\_ Printed Name      \_\_\_\_\_ Signature

**CERTIFICATE**

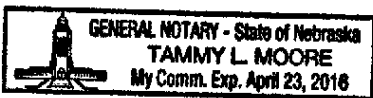
NOW ON THIS 10<sup>th</sup> day of November, 2015, I, Jerry Christensen, duly elected Secretary of the Wilderness Ridge Homeowners' Association, do hereby verify and certify that attached hereto are the signatures of 53 of the 70 lot owners of record of the Wilderness Ridge Homeowners' Association. Each lot owner is an authorized voter as established by the original Declaration of Covenants, Conditions, Restrictions And Easements for Wilderness Ridge Townhomes; that said lot owners signed, approved and ratified the attached Amended Declaration of Covenants, Conditions, Restrictions And Easements for Wilderness Ridge Townhomes; that pursuant to Art. VII, paragraph 3 of the original Declaration of Covenants, Conditions, Restrictions And Easements for Wilderness Ridge Townhomes the said 53 lot owners' signatures approving the amended declaration exceeds the sixty-six percent (66%) of votes necessary from the total number of lot owners (70) to amend the original declaration.

  
\_\_\_\_\_  
Jerry Christensen, Secretary

STATE OF NEBRASKA    )  
  )ss.  
COUNTY OF LANCASTER)

Before me, the undersigned Notary Public, duly commissioned in and for said county and state, personally appeared Jerry Christensen, Secretary of Wilderness Ridge Homeowners' Association, who acknowledged his execution of the foregoing Certificate to be his personal voluntary act and deed and the voluntary act and deed of Wilderness Ridge Homeowners' Association.

WITNESS my hand and notarial seal this 10<sup>th</sup> day of November, 2015.



  
\_\_\_\_\_  
Notary Public