

98-22134

FILED SARPY CO. NE.

INSTRUMENT NUMBER

98-022134

Counter AS

Verify [Signature]

D.E. [Signature]

Proof [Signature]

Fee \$ 36.50

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[Signature]

REGISTER OF DEEDS

**AMENDMENT TO PROTECTIVE COVENANTS**

THIS AMENDMENT TO PROTECTIVE COVENANTS is made the date hereinafter set forth by Celebrity Homes, Inc., a Nebraska corporation.

**RECITALS**

A. On September 9, 1994, a document entitled Declaration of Covenants, Conditions, Restrictions and Easements for a Part of Willow Springs, a Subdivision in Sarpy County, Nebraska (hereinafter the "Declaration") for Lots One Hundred Ninety-Nine (199) through Three Hundred Seventy-Seven (377), inclusive, in Willow Springs, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, was recorded by Mike Hogan Development Company, a Nebraska corporation, Declarant, in the office of the Register of Deeds of Sarpy County, Nebraska as Instrument No. 94-19980.

B. On June 24, 1998, Mike Hogan Development Company executed an Assignment, assigning all its right, title and interest and its rights thereunder as Declarant to Celebrity Homes, Inc., hereinafter referred to as "Declarant," specifically declaring Celebrity Homes, Inc. to be the sole corporate and/or other entity designated by the Declarant to make amendments to the Declaration.

C. Article V. Paragraph 2. of the Declaration provide that the covenants and restrictions of the Declaration may be amended by the Declarant, or any person, firm, corporation, partnership, or entity designated in writing by Declarant, in any manner which it may determine in its full and absolute discretion for a period of eight (8) years following September 7, 1994.

NOW, THEREFORE, Declarant hereby declares that the Protective Covenants recorded on September 9, 1994 as Instrument No. 94-19980 in the office of the Register of Deeds of Sarpy County, Nebraska should be and hereby are amended on the following described lots:

Lots 200, 201, 209-212, 216, 222, 234, 235, 237, 238, 252, 254-258, 261-263, 272, 275, 277, 279, 282, 284, 297, 298, 300, 302, 308, 317, 319, 321, 322, 324, 325, 327-329, 331, 333, 335, 338, 352, 356, 359, 360, 364, 365, 371, 376, Willow Springs, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska,

in the following manner:

1. By deleting therefrom Paragraph 2. of Article I and adding in its place and stead the following:
  2. No building shall be created, altered, placed or permitted to remain on any Lot other than one (1) detached, single-family residential structure which shall have a minimum of 900 square feet of finished habitable space above grade. For the purposes of this Article I, Section 2, "finished habitable space" shall mean the finished living area measured to the exterior of the enclosing walls,

*and*  
Return to:  
**Walsh, Fullenkamp & Doyle**  
11440 West Center Road  
Omaha, Nebraska 68144  
*dkl*

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and does not include porches, stoops, breeze ways, courtyards, patios, decks, garages or carports or basements, which are seventy-five percent (75%) or more below finished grade on at least three (3) sides. Each residential structure shall have an attached private garage which will accommodate a minimum of two cars.

2. By deleting therefrom Paragraph 4. of Article I and adding in its place and stead the following:

4. Any exposed front of all non-wood frame or poured concrete foundation walls of all main residential structures must be constructed of or faced with brick or stone or stucco or other material approved in writing by the Declarant. All driveways must be constructed of concrete, brick, paving stone or laid stone. All foundations shall be constructed of concrete, concrete blocks, brick or stone. Fireplace chimneys shall be covered with brick, siding, or other material approved in writing by Declarant. The roof of all Improvements shall be covered with asphalt shingles, or other material approved in writing by Declarant.

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

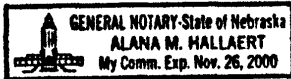
Dated this 7<sup>th</sup> day of August, 1998.

CELEBRITY HOMES, INC.

By Gale Larsen  
GALE L. LARSEN, President

STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF DOUGLAS     )

On this 7<sup>th</sup> day of August, 1998, the foregoing instrument was acknowledged before me, a Notary Public, by Gale L. Larsen, President of Celebrity Homes, Inc., acting on behalf of said corporation.



Alana M. Hallaert  
Notary Public