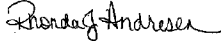


Rhonda J Andresen  
ASSESSOR/REGISTER OF DEEDS  
SAUNDERS COUNTY NE  
2022 December 12 PM 01:52  
BOOK GEN 589  
PAGE 481 TO 494  
INST# 2022-12-178  
  
Electronically Recorded

After recording return to:  
Bromm, Lindahl, Freeman-Caddy & Lausterer  
551 North Linden  
P.O. Box 277  
Wahoo, NE 68066

**FIRST AMENDMENT TO  
DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
WOLF LAKES ESTATES**

WHEREAS, on April 24, 2006, Wolf Sand and Gravel Company, a Nebraska corporation, as the owner of all lots in Wolf Lakes Estates and Wolf Lakes Estates First Addition, consisting of Lots 1 through 61, inclusive, and Outlots A, B, and C, in Sections 16, 21, and 22, Township 17 North, Range 6, East of the 6<sup>th</sup> P.M., Saunders County, Nebraska, executed a Declaration of Covenants, Conditions and Restrictions of Wolf Lakes Estates, and,

WHEREAS, on April 25, 2006, said Declaration of Covenants, Conditions and Restrictions of Wolf Lakes Estates was filed with the Saunders County Register of Deeds and indexed in Book 341, at Page 309 of the General Records of the Saunders County Register of Deeds, and,

WHEREAS, the aforementioned Lots within Wolf Lakes Estates are now owned by the following:

**See Exhibit A, 6 of 6, attached hereto and incorporated by reference**

and,

WHEREAS, Section 9.06 of the Declarations of Covenants, Conditions, and Restrictions of Wolf Lakes Estates indicates that said Declaration may be amended during the initial twenty (20) year term by an instrument signed by the owners of not less than eighty-five percent (85%) of the Lots being covered by said Declaration, and,

WHEREAS, it is the desire of the undersigned that various portions of the Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates be amended as provided herein,

NOW, THEREFORE, the undersigned, being the owners of not less than eight-five percent (85%) of the Lots covered by this First Amendment to Declaration of Covenants, Conditions and Restrictions of Wolf Lakes Estates do hereby declare as follows:

1. That the findings here and above made should be and are hereby made a part of this First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates as fully as if set out at length herein.

2. That ARTICLE I, DEFINITIONS, be amended as follows:

**ARTICLE I.**  
**DEFINITIONS**

Section 1.01 "Association" shall mean and refer to the WOLF LAKES ESTATES HOMEOWNERS ASSOCIATION, a Nebraska Non-Profit Corporation, its successors and assigns.

Section 1.02. "Common Area" shall mean and refer to all real estate and personal property owned by Wolf Lakes Homeowners Association and any appurtenances thereto.

Section 1.03. "Declarant", whether one or more, shall mean and refer to the Association, its successors, and assigns.

Section 1.04. "Easements" shall mean and refer to those areas so designated on the Plats of Property and of record with the Saunders County Register of Deeds.

Section 1.05. "Lot" shall mean and refer to any part or parcel of Property as surveyed and platted. For purposes of these Declarations, Outlot A shall be considered a part of Lot 6, Outlot B shall be considered a part of Lot 7, Outlot C shall be considered a part of Lot 8.

Section 1.06. "Member" shall mean and refer to every person or entity who holds membership in the Association.

Section 1.07. "Outbuilding" shall mean a subordinate building, the use of which is incidental to that of the main building or to the main use of the Lot and is generally located behind the principal structure on the Lot, and shall comply with the building regulations of Saunders County, Nebraska.

Section 1.08 "Owner" shall mean and refer to:

- (a) The record owner, whether one or more persons or entities, of fee simple title to any Lot which is a part of Property, but excluding those having such interest merely as security for the performance of an obligation, and
- (b) The purchaser, whether one or more persons or entities, under a recorded contract for the sale and purchase of a Lot, under which the seller retains title solely as security for the performance of the purchaser's obligation under the contract.

Section 1.09. "Property" shall mean and refer to the following described real estate, and all appurtenances located thereon, to-wit:

- a. Wolf Lakes Estates, a subdivision as surveyed and platted in a part of Sections 16, 21, and 22, Township 17 North, Range 6 East of the Sixth P.M., Saunders County, Nebraska, consisting of Lots 1 through 37, inclusive, of Wolf Lakes Estates and Outlots A, B, and C, the Plat thereof having been filed of record in the office of the Saunders County Register of Deeds on or about April 22, 1997, and indexed in Book 3, at Page 502, in the Book of Plats of said office; and,
  - b. Wolf Lakes Estates, a subdivision as surveyed and platted in a part of Sections 16, 21, and 22, Township 17 North, Range 6 East of the Sixth P.M., Saunders County, Nebraska, consisting of Lots 38 through 61, inclusive, of Wolf Lakes Estates First Addition, the Plat thereof having been filed of record in the office of the Saunders County Register of Deeds on or about April 13, 2001, and indexed at Book 4, Page 191, in the Book of Plats of said office.
3. That ARTICLE IV, ACCESS, be amended as follows:

**ARTICLE IV.**  
**ACCESS**

Section 4.01. The Declarant, its officers, employees and agents, and contractors and repairmen designated by the Declarant, shall have the right to go on any Lot for the purpose of performing construction, reconstruction, surveying, maintenance and repair, making inspections and performing the duties of the Declarant hereunder, and the Declarant is hereby granted a specific easement for such purposes.

Section 4.02. Nothing contained herein shall prohibit to any Owner the right of ingress and egress over the roads, to include the dedicated roads, and the roads created by easement, owned by Declarant and/or its successors or assigns, to include, but not be limited to, the Association, to the Owner's Lot.

4. That ARTICLE V, ARCHITECTURAL CONTROL, be amended as follows:

**ARTICLE V.**  
**ARCHITECTURAL CONTROL**

Section 5.01. Declarant shall have the exclusive right to establish grades and slopes for all Lots within Property, to fix the grade at which any buildings shall be constructed upon any Lot, in conformity with the general plan for the development of Property, and to designate the location of any boat dock for any Lot. Plans for any buildings or other improvements to be placed or constructed upon any Lot within Property shall be submitted to the Declarant and shall show the design, size, and exterior material for the building or improvement and the plot plan for the Lot, including the proposed landscape plan, and the location of the boat dock. One set of plans shall be left on permanent file with the Declarant. Construction of the building or improvement shall not be commenced unless written approval of the plans has been secured from the Declarant and shown of record. Written approval or disapproval of the plans shall be given by the Declarant within 30 days after receipt thereof. Approval of the plans shall not be unreasonably withheld, and upon disapproval, a written statement of the grounds for disapproval shall be provided. Declarant shall have the exclusive right to disapprove the plans, if in Declarant's opinion, the plans do not conform to the general standard of development in Property.

Section 5.02. Declarant may assess a fee for the review of plans, which shall be paid by the Owner submitting plans for approval. The Declarant shall adopt a fee schedule for the review of plans, which may be amended from time to time by Declarant as Declarant deems necessary or appropriate. No submission for approval of plans will be considered until the designated fee has been paid. Such fee shall be commensurate with the cost of professional review of submittals and the services of a consultant to administer the matter to its completion, including inspections which may be required.

Section 5.03. The approval of plans for any landscaping, building or other improvement to be placed or constructed on any Lot within Property, or for any other matter requiring prior approval, should not be deemed a waiver of the right to withhold approval of any similar plans subsequently submitted for approval.

Section 5.04. No Owner or other person or persons shall have any right to control, direct or influence the acts of the Declarant with respect to the approval or disapproval of any proposed plans. No responsibility, liability or obligation shall be assumed by or imposed upon the Declarant by virtue of the authority granted to it in this Article, or as a result of any act or failure to act with respect to any proposed plans. The Declarant shall not be liable to any Owner or to any other person for any damage suffered or claimed on account of any act or omission which occurs in connection with review, approval, or disapproval of plans, so long as the persons involved acted in good faith on the basis of information they then possessed.

Section 5.05. Upon approval of plans for any landscaping, building, or other improvements to be placed or constructed on any Lot within Property, or for any matter requiring prior approval of Declarant, the Owner of the Lot shall deposit with Declarant a \$500.00 deposit to insure that the Lot upon which construction of the improvement is occurring shall, during the improvement period, maintain the Lot in a reasonably clean condition, including a porta-potty facility and the collection of construction debris in an adequate dumpster. A designated spot on the Lot will be established for unused cement. Upon completion of the construction of improvement, Declarant shall refund to the owner of the Lot the aforementioned deposit of \$500.00 less any expense incurred by Declarant once construction activities and debris removal have been properly completed and reviewed by Declarant in enforcing this provision.

Section 5.06. Design proposals for construction of a residence upon a Lot must be submitted to Declarant within three (3) years of the date that the Lot was purchased by Owner.

5. That ARTICLE VI, MINIMUM STANDARDS FOR APPROVAL OF PLANS, be amended as follows:

**ARTICLE VI.**  
**MINIMUM STANDARDS FOR APPROVAL OF PLANS**

Section 6.01. All Lots in Property shall be used exclusively for single family residential purposes, EXCEPT as provided herein. There shall be no more than one building, which shall be the main residence, constructed upon any Lot within Property, EXCEPT outbuildings may be constructed on Lots 1 through 14 inclusive, provided that the construction thereof has the prior written approval of Declarant.

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Section 6.02. A one (1) story single family residence shall contain at least 1,450 square feet of floor space on the first floor level exclusive of basement, garages, and other attached accessory floor area, i.e. deck/patio.

Section 6.03. A multi story single family residence shall contain at least 1,250 square feet of floor area on the first floor exclusive of basement, garage, and other attached accessory floor area, i.e. deck/patio and at least 500 square feet of floor area on the second floor.

Section 6.04. The square footage of any other style of single family residence shall be subject to the approval of Declarant.

Section 6.05. Each single family residential structure shall have an attached garage containing not less than two nor more than four car stalls. Each car stall shall be a minimum of 10 feet by 21 feet. Garages containing more than three car stalls for single family residential dwellings shall be subject to the approval of Declarant.

Section 6.06. No dome homes, earthen homes, A-frame type homes, prefabricated homes, house trailers, single wide or double wide, mobile homes, shall be permitted on any Lot in Property, provided, however, that new factory built modular housing may be permitted if approved by Declarant.

Section 6.07. All buildings in Property shall have, as a minimum, a 6/12 pitch roof and heritage type asphalt shingles, or metal shingles upon the roof of each building. A standing seam roof can be used but shall be decorative and not exceed 50% of roof material. All roofing material colors shall be gray, brown, black, and/or approved by Declarant. Solar panels are allowed only on a roof.

Section 6.08. All exposed foundation walls facing any street or road must be constructed of or faced with brick or other material consistent with the overall design of Property. All foundations shall be constructed of concrete, concrete blocks, brick or stone. Fireplace chimneys shall be covered with brick or other material consistent with the overall design of the Property.

Section 6.09 No wood decks or steps shall be permitted on the front side of any residential structure constructed on Property.

Section 6.10. All buildings within Property shall be constructed in conformity with the requirements of the applicable building codes of Saunders County, Nebraska. If not already required by Saunders County, Nebraska, all septic systems upon a Lot shall be installed by a plumber licensed by the State of Nebraska pursuant to applicable standards of the State of Nebraska and all potable water wells upon a Lot shall be installed by a licensed well driller pursuant to applicable standards of the State of Nebraska. Septic tanks shall be cleaned by a professional contractor at least every 5 years. Proof of cleaning shall be sent to the Declarant upon completion.

Section 6.11. There may exist structures which may not be in compliance with all of the Sections of Article VI hereof. Said non-conforming structures may continue to be so utilized subject to the condition that should the structure located upon a Lot be destroyed or damaged to an extent exceeding fifty (50%) percent of its fair market value immediately prior to said damage, then said structure shall be reconstructed so as to be in compliance with all of the terms and conditions of this Declaration.

6. That ARTICLE VII, GENERAL RESTRICTIONS AND OTHER PROVISIONS, shall be amended as follows:

**ARTICLE VII**  
**GENERAL RESTRICTIONS AND OTHER PROVISIONS**

Section 7.01. Every Owner shall have full rights of ownership and full use and enjoyment of Owner's Lot, subject to the following restrictions:

- (a) Upon the sale of a Lot, the Owner must provide the following information to the buyer:
- Copy of current Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates, and all amendments thereto;
  - Copy of current By-Laws of Association and all amendments thereto;
  - Copy of current Rules and Regulations of Association;
  - Copy of current Fine Schedule of Association;

- Gate code;
- Keys to boat ramps;
- Invasive species agreement;
- Decal form and notice regarding placement of decals;
- Contact information of Buyer;
- Contact information of Declarant

The Owner shall provide to the Declarant a signed receipt from the buyer indicating that the buyer has received all of the above prior to closing. The buyer will not be allowed, after closing, to use the Common Area until the Declarant has received said receipt. It shall be the responsibility of the prior owner of the Lot to provide this documentation to the buyer.

- (b) No Lot within Property shall be subdivided or combined with an abutting Lot without there being first obtained by the Owner thereof the prior written consent of Declarant.
- (c) No livestock, reptiles, or poultry of any kind, which shall include, but not be limited to cattle, swine, sheep, goats, horses, snakes, or fowl, shall be raised or kept on any Lot in Property.
- (d) No noxious, offensive, or illegal activity shall be carried on upon Property, nor shall any trash, ashes, or other refuse be thrown, placed, or dumped upon any Lot, nor shall anything ever be done which may be or become an annoyance or nuisance to the residents of Property.
- (e) No trailer, recreational vehicle, tent, shack, barn, or other outbuildings shall be constructed or placed upon a Lot to be used for human habitation, either temporarily or permanently, without Declarant's approval, except a tent may be used for a limited time for recreational purposes. A temporary trailer will be allowed with Declarant's approval while residential structure is being constructed.
- (f) All garbage, refuse containers, and/or incinerators or trash burners, or other unsightly objects, shall be housed or shielded from public view by a building, enclosure, or decorative fence. Outside storage of materials, supplies, garden, lawn, or maintenance equipment of any kind whatsoever shall be prohibited, except when in actual use.
- (g) Any interior or exterior damage to a residence and/or outbuilding located on a Lot shall be promptly reconstructed or removed in a timely manner, but no later than within ninety days after the date of occurrence of the damage.
- (h) All improvements located upon a Lot shall, at all times, be kept in good condition and repair, the state of repair to be determined by Declarant, its successors or assigns.
- (i) No firearms or guns of any type or nature whatsoever shall be fired or discharged upon, over, or across any Lot in Property, EXCEPT the O'Neill Hunting Club, at present, an unincorporated Association, its members and guests, shall be permitted to hunt, via means of shotguns only, on Lots 59, 60, and 61, and that portion of the common area of the Association located immediately to the east of said Lots to the east boundary line of the Association's real estate. Hunting will be done pursuant to applicable Statutes of the State of Nebraska and Rules and Regulations of the Nebraska Game and Parks Commission.
- (j) All rubbish, trash and garbage shall be promptly removed from any Lot.
- (k) All residential dwelling units shall be equipped with address numerals, which conspicuously identify the address of the dwelling unit.
- (l) Motor vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any Lot other than in a completely enclosed building. Trailer shall be defined as small/single double axle utility trailers capable of carrying mowers, atv's, tools, etc. or single/double axle boat trailers. No large double axle trailers or over the road cargo/semi trailers shall be allowed to be stored on any Lot at any time. All temporary construction trailers shall be approved by Declarant prior to any construction. Boats and trailers are allowed to be parked outdoors from October 1 through May 31.

- (m) Each Owner of a Lot shall provide their own liability insurance policy for their respective Lot with a minimum total coverage of \$1,000,000.00 per occurrence.
  - (n) No Owner of any Lot may alter the exterior of the residence located upon said Owner's Lot from the original construction thereof to include, but not be limited to, siding, color of roofing materials, gutters, doors, front yard landscaping, lawn, brick, light fixtures, foundations, driveways, or sidewalks, without the written approval of Declarant, its successors or assigns.
  - (o) No mini bikes, go carts, snowmobiles, or other similar vehicles, except all terrain vehicles, shall be operated on any Lot which must be owned by the Lot Owner and have proper Lot decals.
  - (p) There shall be only one basketball pole and hoop per Lot.
  - (q) All pets of Owners of Lots, as permitted by the rules and regulations of the Association, must be kept in the inside of the residence located upon a Lot, unless said pet is on a leash or under direct control of the Owner, and there shall be no outside pens or kennels for pets allowed on any Lot. If a pet is deemed a nuisance or determined to be aggressive, the pet must be on a leash or under direct control of the Owner at all times. These behaviors will be evaluated by the Declarant.
  - (r) There shall be no advertising sign other than a "for sale" sign permitted on any Lot, provided that said "for sale" sign shall be no larger than four square feet in area and must be removed from the Lot within 30 days of completion of the sale of Lot.
  - (s) No residence located on a Lot within Property shall be utilized for any commercial or home occupation use.
  - (t) All garage doors on the residences located upon the Lots will remain closed when the garage is not in use.
  - (u) There shall be permitted one retractable clothes line in the rear yard of each Lot, not to exceed twenty feet in length.
  - (v) All other improvements on all Lots in Property, including, but not limited to, fences, hedges, and trees, must, prior to their erection or planting, be approved by Declarant, and if so approved, shall, at all times, be kept in good condition and repair, said condition and repair to be determined by Declarant.
7. That ARTICLE IX, MISCELLANEOUS, shall be amended as follows:

**ARTICLE IX**  
**MISCELLANEOUS**

Section 9.01. In the event a Member fails to maintain a Lot according to these covenants or according to maintenance standards adopted by Declarant, the Declarant, through its agents, may, but shall not be required to, enter upon the Lot and take such action as is necessary to place the Lot in conformity with these covenants and applicable standards adopted by Declarant. Prior to entering a Lot to perform such maintenance, Declarant shall provide the member with written notice, which shall specify the required action and time in which it must be completed. If a member fails to comply and the Declarant performs such action, the Declarant may access the cost thereof against the Lot. When shown of record, such assessment shall be a lien upon the Lot and shall bear interest on per annum basis until paid at the rate of fourteen (14%) per cent per annum.

Section 9.02. The Declarant, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions covenants, reservations, liens and charges now or hereafter imposed by any provision of this Declaration. Failure of the Declarant or of any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 9.03. The Declarant, or any person entitled to enforce any of the terms hereof who obtains a judgment or decree in an action brought to enforce any of the provisions hereof, shall, to the extent permitted by law, be entitled to recover reasonable fees of attorneys and other professionals and all expenses incurred or anticipated to be incurred in enforcing these covenants or any other rules or regulations adopted by the Declarant or Association with regard to the Property.

Section 9.04. The Declarant shall not be liable to any person for damages arising out of the enforcement or non-enforcement of these covenants. The failure to enforce any of the covenants shall not be deemed a waiver to the right to subsequently do so.

Section 9.05. Invalidation of any one or more of these covenants or restrictions, by judgment or Court order, shall in no way affect any other provisions, which other provisions shall remain in full force and effect.

Section 9.06. These Declarations, except for Section 7.01 (i), may be amended at any time during the initial twenty (20) year term hereafter by an instrument signed by the Owners of not less than eighty-five (85%) percent of the Lots then covered by these Declarations, and thereafter by an instrument signed by the Owners of not less than seventy-five (75%) percent of the Lots then covered by these Declarations. Section 7.01 (i), may be amended at anytime by an instrument signed by the Owners of not less than ninety-five (95%) of the Lots then covered by these Declarations. Any amendment to these Declarations shall be valid only upon its being recorded in the same manner as deeds shall be recorded at such time.

Section 9.07. These covenants and restrictions contained in this Declaration shall run with the land, and shall be binding for an initial term of twenty (20) years from the date these Declarations are recorded, after which time they shall be automatically extended for successive periods of ten (10) years each.

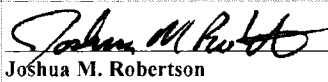
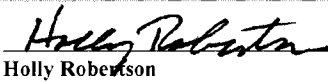
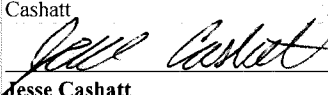

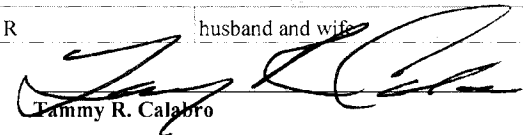
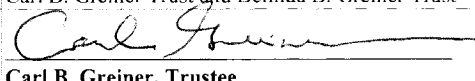
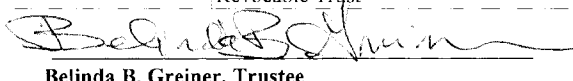

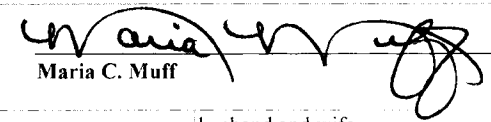
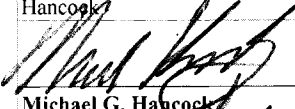
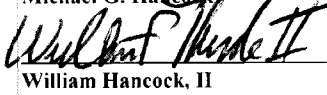


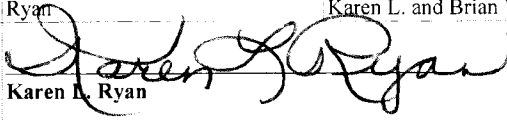
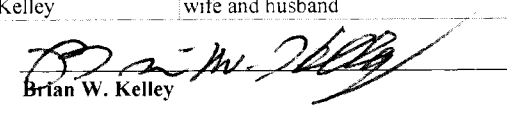
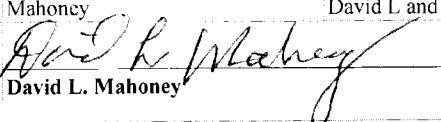
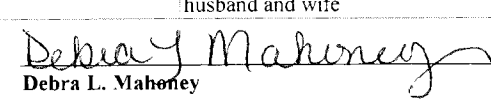
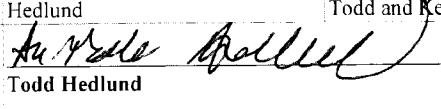
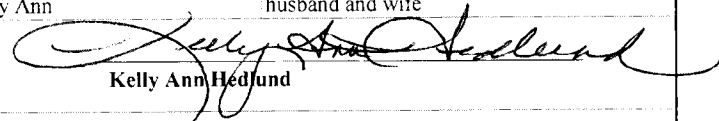
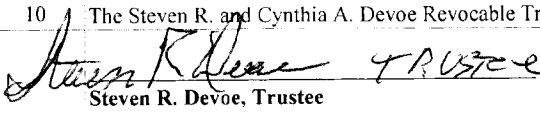
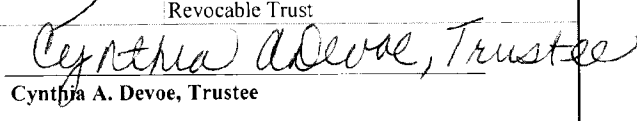
8. That it is understood and agreed that this First Amendment to the Declaration of Covenants, Conditions and Restrictions of Wolf Lakes Estates shall be dated for reference purposes only as of August 20, 2022, and shall thereafter be recorded and indexed with the Saunders County Register of Deeds and upon its filing, it shall be in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the owners of not less than eighty-five percent (85%) of the Lots in Wolf Lakes Estates and Wolf Lakes Estates First Addition encompassed within the provisions of this First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates, have executed this First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates.

SEE VERIFICATION AND ACKNOWLEDGMENT, EXHIBIT A, 6 of 6,  
ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

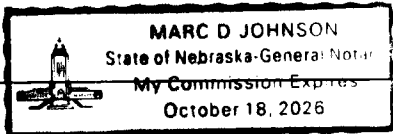
EXHIBIT A  
 VERIFICATION AND ACKNOWLEDGMENT  
 PAGE 1

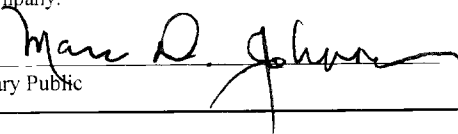
We, the undersigned, being an owner or owners of the Lot(s) in Wolf Lakes Estates indicated by our name(s), hereby verify that we have read the First Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates and agree that upon its execution, that it be recorded of record with the Saunders County Register of Deeds and that it be indexed for all of the Lots in Wolf Lakes Estates, and thereafter, all Lots in Wolf Lakes Estates shall be bound by said Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates, as amended by the First Amendment thereto.

Lot No.	Last Name	First Name	Legal Status
1	Robertson	Joshua M and Holly	husband and wife
	 Joshua M. Robertson	 Holly Robertson	
2	Cashatt	Jesse	single
	 Jesse Cashatt		
3	Calabro	Salvatore and Tammy R	husband and wife
	 Salvatore Calabro	 Tammy R. Calabro	
4	Carl B. Greiner Trust and Belinda B. Greiner Trust		Revocable Trust
	 Carl B. Greiner, Trustee	 Belinda B. Greiner, Trustee	
5	Muff	Jeffrey A and Maria C	husband and wife
	 Jeffrey A. Muff	 Maria C. Muff	
6	Hancock	Michael G and Tammy William, II and Renee	husband and wife husband and wife
	 Michael G. Hancock  William Hancock, II	 Tammy Hancock  Renee Hancock	
7	Ryan	Karen L. and Brian W. Kelley	wife and husband
	 Karen L. Ryan	 Brian W. Kelley	
8	Mahoney	David L. and Debra L	husband and wife
	 David L. Mahoney	 Debra L. Mahoney	
9	Hedlund	Todd and Kelly Ann	husband and wife
	 Todd Hedlund	 Kelly Ann Hedlund	
10	The Steven R. and Cynthia A. Devoe Revocable Trust		Revocable Trust
	 Steven R. Devoe, Trustee	 Cynthia A. Devoe, Trustee	

STATE OF NEBRASKA )  
 COUNTY OF SAUNDERS )

The undersigned notary public, being first duly sworn, deposes and says that each person who signed the Verification and Acknowledgment of this First Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates did so in the presence of the undersigned notary public on the date indicated and that said notary public believes that each signatory signed the foregoing Verification and Acknowledgment of this First Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates and acknowledged the execution thereof to be his/her voluntary act and deed and if signed by a corporation or limited liability company, acknowledged the execution thereof to be his/her voluntary act and deed as such officer/member/manager of said entity and the voluntary act and deed of said corporation and/or limited liability company.



  
 Notary Public

178-8



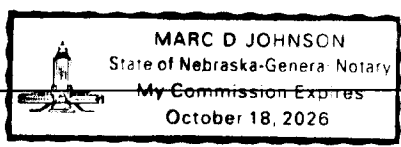
EXHIBIT A  
 VERIFICATION AND ACKNOWLEDGMENT  
 PAGE 2

We, the undersigned, being an owner or owners of the Lot(s) in Wolf Lakes Estates indicated by our name(s), hereby verify that we have read the First Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates and agree that upon its execution, that it be recorded of record with the Saunders County Register of Deeds and that it be indexed for all of the Lots in Wolf Lakes Estates, and thereafter, all Lots in Wolf Lakes Estates shall be bound by said Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates, as amended by the First Amendment thereto.

11	Divis Divis Mullins	Richard L and Lynne Travis I Jamie L	husband and wife single single
	<i>Richard L. Divis</i> Richard L. Divis	<i>Lynne Divis</i> Lynne Divis	
	<i>Travis I. Divis</i> Travis L. Divis	<i>Jamie S. Divis</i> Jamie L. (Mullins) Divis	
12	Peters	Daniel J and Sallie J	husband and wife
	<i>Daniel J. Peters</i> Daniel J. Peters	<i>Sallie J. Peters</i> Sallie J. Peters	
13	Diane M. Oster Living Trust		Revocable Trust
	Kenneth E. Oster, Trustee	Diane M. Oster, Trustee	
14	Gabel	Chris and Stephanie	husband and wife
	<i>Chris Gabel</i> Chris Gabel	<i>Stephanie Gabel</i> Stephanie Gabel	
15	Helget	Jerome M	single
	<i>Jerome M. Helget</i> Jerome M. Helget		
16	Hurt	John K and Jonna L. Childers-Hansen	husband and wife
	John K. Hurt	Jonna L. Childers-Hansen	
17	Vyhldal	Jason and Erin	husband and wife
	<i>Jason Vyhldal</i> Jason Vyhldal	<i>Erin Vyhldal</i> Erin Vyhldal	
18	Eichmeier	Judith K	single
	<i>Judith K. Eichmeier</i> Judith K. Eichmeier		
19	Sharples Sharples	Joanne and Gavin Gavin and Molly	single husband and wife
	Joanne Sharples See attached acknowledgement	<i>Gavin Sharples</i> Gavin Sharples <i>Molly Sharples</i> Molly Sharples	
20	Otte	Sandra R	single
	<i>Sandra R. Otte</i> Sandra R. Otte		

STATE OF NEBRASKA )  
 COUNTY OF SAUNDERS )

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*Marc D. Johnson*  
 Notary Public

178-9

178-10

Exhibit A  
Verification and Acknowledgement

We, the undersigned, being an owner or owners of the Lot(s) in Wolf Lakes Estates indicated by our name(s), hereby verify that we have read the Second Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates and agree that upon its execution, that it be recorded of record with the Saunders County Register of Deeds and that it be indexed for all of the Lots in Wolf Lakes Estates, and thereafter, all Lots in Wolf Lakes Estates shall be bound by said Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates, as amended by the First and Second Amendments thereto.

Lot 19

*Joann Sharples*  
Joann Sharples

*11-21-2022*  
Dated

STATE OF *Arizona* )  
COUNTY OF *Pima* )

The undersigned notary public, being first duly sworn, deposes and says that each person who signed the Verification and Acknowledgement of this Second Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates did so in the presence of the undersigned notary public on the date indicated and that said notary public believes that each signatory signed the foregoing Verification and Acknowledgement of this Second Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates and acknowledged the execution thereof to be his/her voluntary act and deed and if signed by a corporation or limited liability company, acknowledged the execution thereof to be his/her voluntary act and deed as such officer/member/manager of said entity and the voluntary act and deed of said corporation and/or limited liability company.

*[Signature]*  
Notary Public

*11/21/22*  
Dated

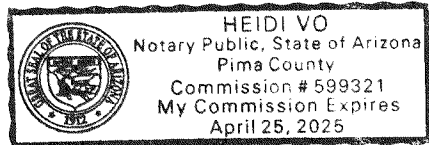

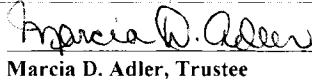

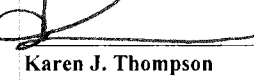
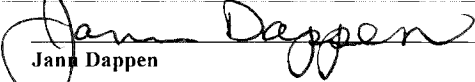
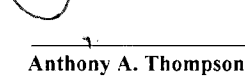

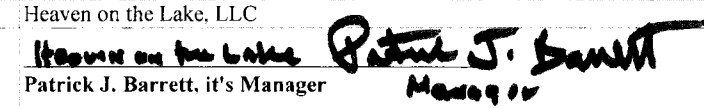

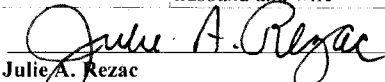
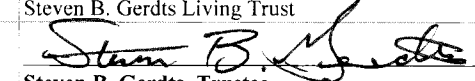
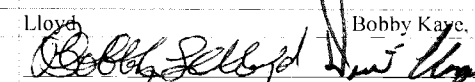
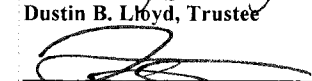

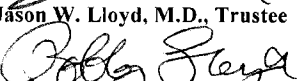
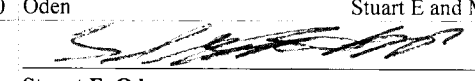
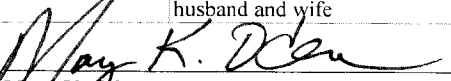
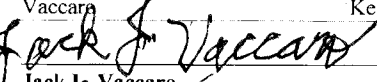
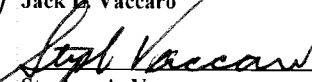
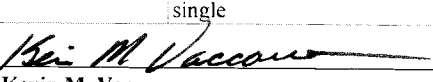
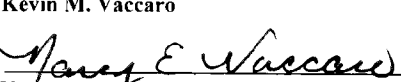
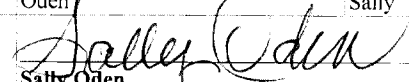


EXHIBIT A  
 VERIFICATION AND ACKNOWLEDGMENT  
 PAGE 3

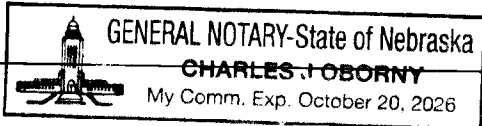
178-11

We, the undersigned, being an owner or owners of the Lot(s) in Wolf Lakes Estates indicated by our name(s), hereby verify that we have read the First Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates and agree that upon its execution, that it be recorded of record with the Saunders County Register of Deeds and that it be indexed for all of the Lots in Wolf Lakes Estates, and thereafter, all Lots in Wolf Lakes Estates shall be bound by said Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates, as amended by the First Amendment thereto.

21	Marcia Adler Revocable Trust		Revocable Trust
	 Lawrence L. Adler, Trustee	 Marcia D. Adler, Trustee	
22	Dappen Thompson	Alan and Jann Karen J and Anthony A	husband and wife husband and wife
	 Alan Dappen  Karen J. Thompson	 Jann Dappen  Anthony A. Thompson	
23	Jesuit Community at Creighton University		a Nebraska Nonprofit Corporation
	 Nicholas J. Santos, S.J., it's President		
24	Heaven on the Lake, LLC		a Nebraska Limited Liability Company
	 Patrick J. Barrett, it's Manager		
25	Rezac	Chad J and Julie A	husband and wife
	 Chad J. Rezac	 Julie A. Rezac	
26	Steven B. Gerdts Living Trust		Revocable Trust
	 Steven B. Gerdts, Trustee		
27	Lloyd	Bobby Kaye, Irrevocable Land Trust	Irrevocable Trust
	 Dustin B. Lloyd, Trustee  Todd K. Lycan, Trustee	 Jason W. Lloyd, M.D., Trustee  Bobby Kaye Lloyd, Life Tenant	
28 & 30	Oden	Stuart E and Mary K	husband and wife
	 Stuart E. Oden	 Mary K. Oden	
29	Vaccaro Vaccaro Vaccaro	Jack J Stephen A and Nancy Kevin M	single husband and wife single
	 Jack J. Vaccaro  Stephen A. Vaccaro	 Kevin M. Vaccaro  Nancy Vaccaro	
30	Oden	Sally	single
	 Sally Oden		

STATE OF NEBRASKA )  
 COUNTY OF SAUNDERS )

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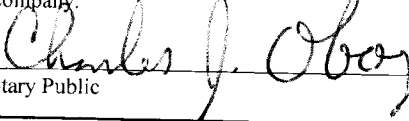
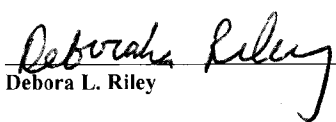

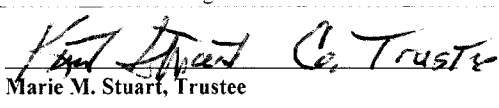

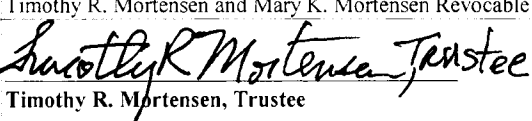
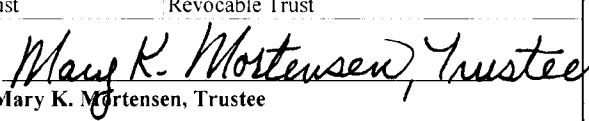

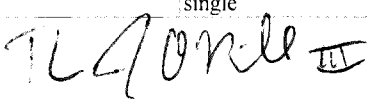
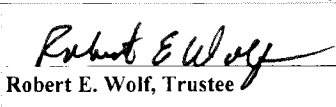
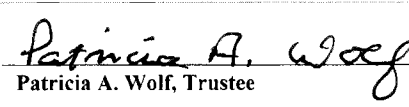
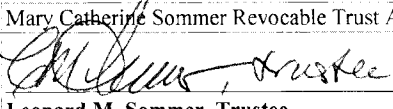
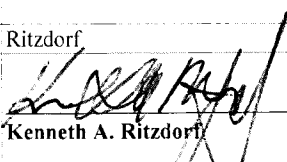
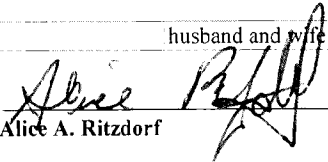
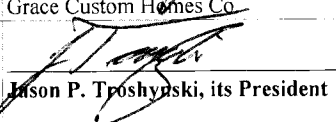
  
 Notary Public

EXHIBIT A  
 VERIFICATION AND ACKNOWLEDGMENT  
 PAGE 4

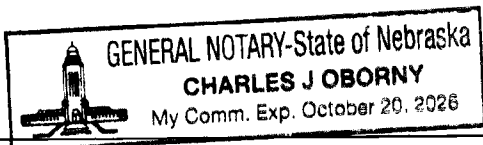
178-12

We, the undersigned, being an owner or owners of the Lot(s) in Wolf Lakes Estates indicated by our name(s), hereby verify that we have read the First Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates and agree that upon its execution, that it be recorded of record with the Saunders County Register of Deeds and that it be indexed for all of the Lots in Wolf Lakes Estates, and thereafter, all Lots in Wolf Lakes Estates shall be bound by said Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates, as amended by the First Amendment thereto.

31 & 32	Riley	Deborah L and Steve	husband and wife
	 Deborah L. Riley	 Steve Riley	
33	Marie M. Stuart Living Trust		Revocable Trust
	 Marie M. Stuart, Trustee		
34	Wuster	Marvelyn M	single
	 Marvelyn M. Wuster		
35	Timothy R. Mortensen and Mary K. Mortensen Revocable Trust		Revocable Trust
	 Timothy R. Mortensen, Trustee	 Mary K. Mortensen, Trustee	
36	O'Neill	Janis E	single
	 Janis E. O'Neill		
37	Robert E and Patricia A Wolf Family Trust		Revocable Trust
	 Robert E. Wolf, Trustee	 Patricia A. Wolf, Trustee	
38	Mary Catherine Sommer Revocable Trust Agreement		Revocable Trust
	 Leonard M. Sommer, Trustee		
39	Ritzdorf	Kenneth A and Alice A	husband and wife
	 Kenneth A. Ritzdorf	 Alice A. Ritzdorf	
40	Grace Custom Homes Co		a Nebraska Corporation
	 Jason P. Troshynski, its President		

STATE OF NEBRASKA    )  
 COUNTY OF SAUNDERS    )

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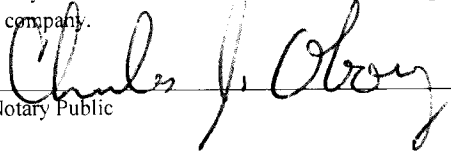

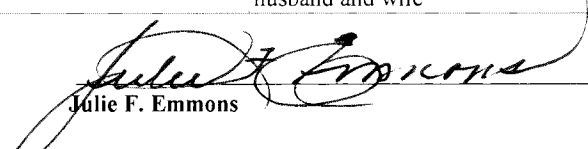
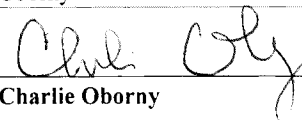
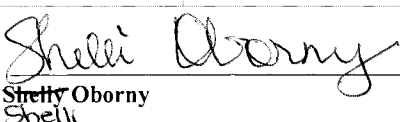
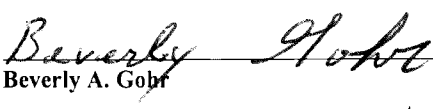
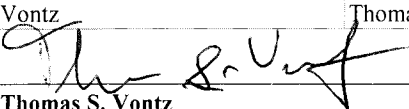
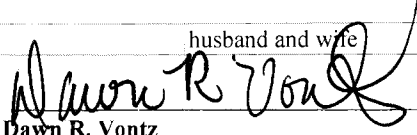
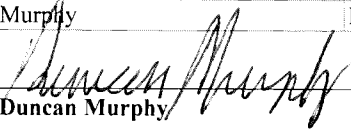
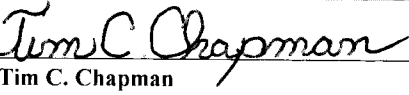
  
 Notary Public

EXHIBIT A  
 VERIFICATION AND ACKNOWLEDGMENT  
 PAGE 5

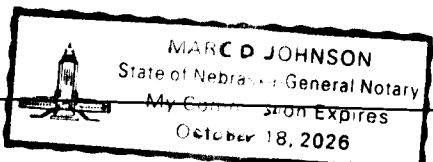
178-13

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41	Lori K. Geist Revocable Trust		Revocable Trust
	 Lori K. Geist, Trustee	 John C. Geist, Trustee	
42	Emmons	Jim D and Julie F	husband and wife
	 Jim D. Emmons	 Julie F. Emmons	
43	Oborny	Charlie and Shelly	husband and wife
	 Charlie Oborny	 Shelly Oborny	
44	James A. Adams Revocable Trust		Revocable Trust
	Kathy J. Adams Revocable Trust		Revocable Trust
	 James A. Adams, Trustee		
45	Gohr	Terry G and Beverly A	husband and wife
	 Terry G. Gohr	 Beverly A. Gohr	
46	Vontz	Thomas S and Dawn R	husband and wife
	 Thomas S. Vontz	 Dawn R. Vontz	
47	Putz	Duane and Amy Engler-Putz	husband and wife
	Duane Putz	Amy Engler-Putz	
48	Murphy	Duncan and Rozanne	husband and wife
	 Duncan Murphy	 Rozanne Murphy	
49	Chapman	Tim C and Revel M	husband and wife
	 Tim C. Chapman	 Revel M. Chapman	
50	Fecht	Michael T and Kimberly Johnson	
	 Michael T. Fecht	 Kimberly Johnson	

STATE OF NEBRASKA )  
 COUNTY OF SAUNDERS )

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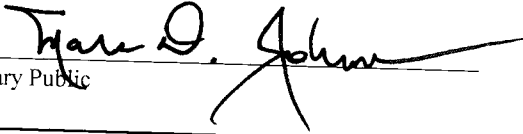
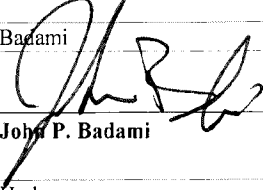
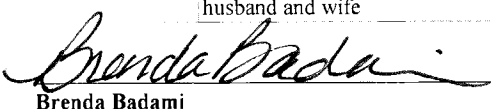
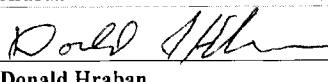
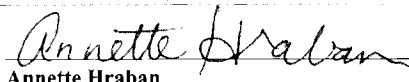

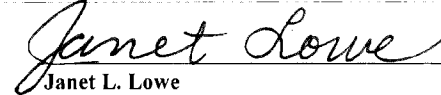
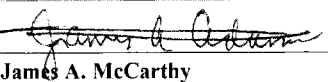
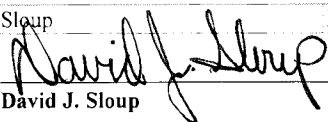
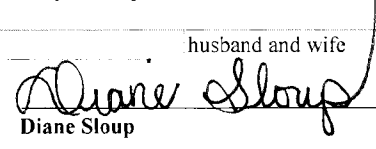
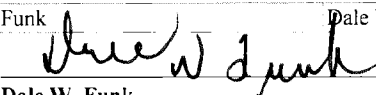
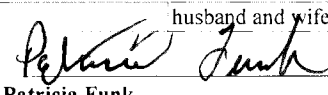
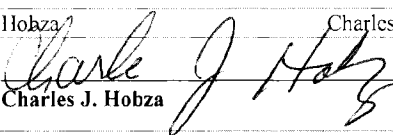
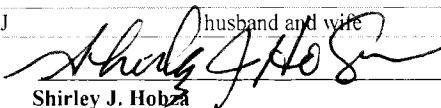
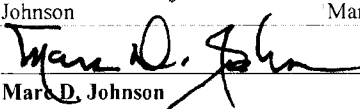
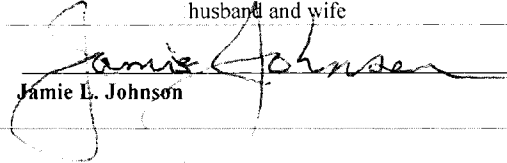

  
 Notary Public

EXHIBIT A  
 VERIFICATION AND ACKNOWLEDGMENT  
 PAGE 6

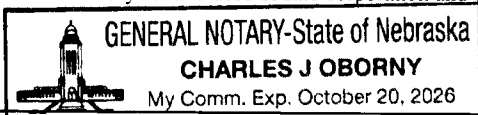
178-14

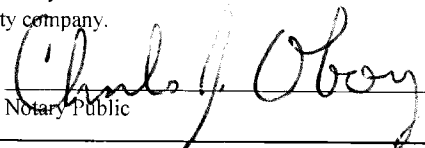
We, the undersigned, being an owner or owners of the Lot(s) in Wolf Lakes Estates indicated by our name(s), hereby verify that we have read the First Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates and agree that upon its execution, that it be recorded of record with the Saunders County Register of Deeds and that it be indexed for all of the Lots in Wolf Lakes Estates, and thereafter, all Lots in Wolf Lakes Estates shall be bound by said Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates, as amended by the First Amendment thereto.

51	Badami	John P and Brenda	husband and wife
			
	John P. Badami		Brenda Badami
52	Hraban	Donald and Annette	husband and wife
			
	Donald Hraban		Annette Hraban
53	Lowe	Gordon A and Janet L	husband and wife
			
	Gordon A. Lowe		Janet L. Lowe
54	McCarthy	James A. and Amy K. Jespersen	husband and wife
	<del></del>		
	James A. McCarthy		Amy K. Jespersen
55	Sloup	David J and Diane	husband and wife
			
	David J. Sloup		Diane Sloup
56	Funk	Dale W and Patricia	husband and wife
			
	Dale W. Funk		Patricia Funk
57	Hobza	Charles J and Shirley J	husband and wife
			
	Charles J. Hobza		Shirley J. Hobza
58	Johnson	Marc D and Jamie L	husband and wife
			
	Marc D. Johnson		Jamie L. Johnson
59, 60 & 61	JTOW, LLC		a Nebraska Limited Liability Company
			
	Janis E. O'Neill, its Manager		

STATE OF NEBRASKA    )  
 COUNTY OF SAUNDERS   )

The undersigned notary public, being first duly sworn, deposes and says that each person who signed the Verification and Acknowledgment of this First Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates did so in the presence of the undersigned notary public on the date indicated and that said notary public believes that each signatory signed the foregoing Verification and Acknowledgment of this First Amendment to Declaration of Covenants, Conditions, and Restrictions of Wolf Lakes Estates and acknowledged the execution thereof to be his/her voluntary act and deed and if signed by a corporation or limited liability company, acknowledged the execution thereof to be his/her voluntary act and deed as such officer/member/manager of said entity and the voluntary act and deed of said corporation and/or limited liability company.



  
 Notary Public