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FIRST AMENDMENT TO COVENANTS AND RESTRICTIONS OF ALLEGRINI TERRACE

This First Amendment to Covenants and Restrictions of Allegrini Terrace ("First Amendment") is made this 29 day of September, 2005, by the Allegrini Terrace Homeowners Association.

RECITALS

A. The Covenants and Restrictions of Allegrini Terrace were recorded by the Allegrini Terrace Townhomes, L.L.C., as the Owner on August 22, 2003, as Instrument #2003-084264. The Covenants and Restrictions of Allegrini Terrace encompass the Allegrini Lots legally described as follows:

Lots One (1) through Six (6), Block One (1); Lots One (1) through Eighteen (18), Block Two (2); Lots One (1) through Four (4), Block Three (3); Lots One (1) through Eight (8), Block Four (4); Lots One (1) through Twelve (12), Block Five (5); and Outlots "A" and "B", Allegrini Terrace Addition, Lincoln, Lancaster County, Nebraska.

B. The Covenants and Restrictions of Allegrini Terrace First Addition were recorded by the Allegrini Terrace Townhomes, L.L.C., as the Owner on June 9, 2004, as Instrument #2004-037952. The Covenants and Restrictions of Allegrini Terrace First Addition encompass the Allegrini Lots legally described as follows:

Lots One (1) through Four (4), Block One (1); Lots One (1) through Twenty (20), Block Two (2); Lots One (1) through Four (4), Block Three (3); Lots One (1) through Fourteen (14), Block Four (4); Lots One (1) through Eight (8), Block Five (5); Lots One (1) through Twelve (12), Block Six (6), Lots (1) through Eight (8), Block Seven (7); Lots One (1) through Ten (10), Block Eight (8); Lots One

Clive Williams et al
1900 US Bank Bldg
233 S. 13th St
Lincoln 68508

(1) through Four (4); Block Nine (9) and Outlots "A" and "B", Allegrini Terrace First Addition, Lincoln, Lancaster County, Nebraska.

- C. The Covenants and Restrictions of Allegrini Terrace Second Addition were recorded by the Allegrini Terrace Townhomes, L.L.C., as the Owner on June 9, 2004, as Instrument #2004-037953. The Covenants and Restrictions of Allegrini Terrace Second Addition encompass the Allegrini Lots legally described as follows:

Lots One (1) through Twelve (12), Block One (1); Lots One (1) through Sixteen (16), Block Two (2); Lots One (1) through Eight (8), Block Three (3); Lots One (1) through Twelve (12), Block Four (4); and Outlot "A", Allegrini Terrace Second Addition, Lincoln, Lancaster County, Nebraska.

Collectively, the Covenants and Restrictions for Allegrini Terrace, Allegrini Terrace First Addition, and Allegrini Terrace Second Addition shall be referred to as the "Covenants".

- D. The Allegrini Terrace Homeowners Association, comprised of Class A Members and a Class B Member which collectively have the responsibility to administer the Covenants, met at a regularly conducted meeting on July 14, 2005, and pursuant to paragraph 15 of the Covenants, amended the Covenants pursuant to an affirmative vote exceeding 2/3 of all of the Townhome Lots comprising Allegrini Terrace as set forth in this First Amendment.

NOW THEREFORE, this First Amendment modifies and amends the Covenants above described and shall apply to all of the Allegrini Lots of Allegrini Terrace, Allegrini Terrace First Addition, and Allegrini Terrace Second Addition, and shall apply to and run with the land for the Allegrini Lots.

1. **Amendment.** Paragraph 10 of the Covenants and Restrictions entitled General Standards for Townhomes shall be amended to include the following provision:

10(h). Common Area Parking. Each Townhome Unit has four (4) parking stalls comprised of two (2) stalls in the garage and two (2) stalls in the driveway. The parking areas in the Common Area serve as overflow parking for

Allegrini Terrace. The off-street parking and any parking areas on the private streets located in the Common Areas ("Common Area Parking") are reserved for parking areas for guests and visitors. No Townhome Owner shall park vehicles in the Common Area Parking areas for more than seven (7) consecutive days. The Association and the Owner reserve the right to cause any vehicles parked in the Common Area Parking for more than seven (7) consecutive days to be towed from the areas reserved for Common Area Parking, and all towing charges shall be assessed to the owner or owners of the vehicles in violation of this provision.

This First Amendment amends and adds to the Covenants as set forth herein. This First Amendment was approved by the affirmative vote of Class A Members and the Class B Member of the Association pursuant to paragraph 15 of the Covenants.

ALLEGRINI TERRACE
TOWNHOMES ASSOCIATION

By: Kimberlie Meisinger
Kimberlie Meisinger, President

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

27th The foregoing Covenants and First Amendment was acknowledged before me this day of September, 2005, by Kimberlie Meisinger, President of Allegrini Terrace Townhomes Association.

Sandra Yates
Notary Public

