



1128 655 MISC



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

AMENDMENT TO  
DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR ARBOR RIDGE  
IN DOUGLAS COUNTY, NEBRASKA

WHEREAS, Gottsch Enterprises, a Nebraska General Partnership (hereinafter referred to as "Declarant"), then owner of the property described below, has heretofore provided, pursuant to that certain Declaration of Covenants, Conditions, Restrictions and Easements described below, that the property be subject to covenants and other terms appropriate, convenient or necessary to preserve and promote and to enhance and protect the value, desirability and attractiveness of said property, to-wit:

Lots 1 through 160, inclusive, Arbor Ridge, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

WHEREAS, said Declaration of Covenants, Conditions, Restrictions and Easements for Arbor Ridge, Lots 1 through 160, inclusive, was signed by Declarant on the 25th day of August, 1994 and filed in the office of the Register of Deeds for Douglas County, Nebraska on August 29, 1994 at Book 1127, Miscellaneous Records, Pages 692 through 698; and

WHEREAS, Article IV(2.) provided that the covenants and restrictions of the Declaration may be amended by Declarant in any manner it shall determine in its full and absolute discretion for a period of ten (10) years from the date of said Declaration; and

WHEREAS, Declarant now desires to modify said Declaration.

NOW, THEREFORE, in consideration of the aforesaid, Declarant does hereby amend said Declaration of Covenants, Conditions, Restrictions and Easements for Arbor Ridge, Lots 1 through 160, inclusive, as follows:

1. Subparagraph (i) of Paragraph (3.) of Article I (entitled Restrictions and Covenants) shall be deleted in its entirety and in its place the following inserted:

(i) Any owner desiring to erect any residence or improvement shall hand deliver a set of construction plans, landscaping plans and plot plans to Declarant, Gottsch Enterprises (Brett A. Gottsch or Barry R. Gottsch 289-4421). Such Plans shall reflect the type of structure, quality and use of exterior materials, exterior design, exterior color or colors and location of structure proposed for such improvement. Only exterior colors of certain earthtone hues will be acceptable.

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IN WITNESS WHEREOF, Declarant has caused these presents to be executed this 6 day of September, 1994.

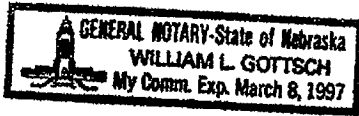
GOTTSCH ENTERPRISES, a  
Nebraska General Partnership

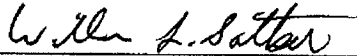
By 

Barry R. Gottsch, Partner

STATE OF NEBRASKA    )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 6 day of September, 1994 by Barry R. Gottsch, Partner of Gottsch Enterprises, a Nebraska General Partnership, on behalf of said Partnership.





Notary Public