

215154

After recording return to:  
Edstrom, Brown, Lindahl,  
Wiegner & Miller  
551 North Linden  
P.O. Box 277  
Wehoo, Nebraska 68066  
(402) 442-3226

20083  
DON CLARK  
REGISTER OF DEEDS  
SAUNDERS CO. NEBR.

97 OCT 28 AM 11:21

BOOK 215 PAGE 154  
OF 31 DEEDS 350 ✓

Lots (1) through (20) inclusive, in Bull Run Phase II, a subdivision as surveyed,  
platted and recorded in Saunders County, Nebraska.

ADDENDUM TO DECLARATION  
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR BULL RUN PHASE 2, A SUBDIVISION  
IN SAUNDERS COUNTY, NEBRASKA

This shall be an addendum to the above referenced  
Declaration filed in Book 30 at Page 828, Miscellaneous Records  
of the Register of Deeds, Saunders County, Nebraska:

The undersigned, being the owners of not less than 75% of  
the lots covered by this Declaration, do hereby add the following  
provisions to ARTICLE I, RESTRICTIONS AND COVENANTS, to be  
designated as subparagraph E and F under paragraph 2.:

E. Structures shall comply with at least the following  
minimum square footage requirements:

- 350-1
- (1) A one-story single family house shall contain at least 1700 square feet living floor area on one level exclusive of basement, garages and other attached accessory floor.
  - (2) A one and one-half (1½) story single family house shall contain at least 1800 square feet of floor area exclusive of basement, garages, and other attached accessory floor area.
  - (3) A two-story single family house shall contain at least 2100 square feet of floor area as the total sum of the floor levels, all exclusive of garages and other attached accessory floor area.
  - (4) A duplex or triplex shall provide a minimum floor area of 1100 square feet on one level for each family unit, and these exclusive of basement and garages for each unit.

- F. (1) There shall be a basketball backboard (1) allowed on one side of driveway and also a flag pole allowed and encouraged to be erected.

215154

- 350-2
- (2) A dog house for no more than 1 dog may be placed at the rear of house and away from public view. There may be no more than 2 pets for 1 household; i.e. there may be 2 cats and no dogs or 1 dog and 1 cat or 2 dogs and no cats.

The following sentence shall be substituted for the last sentence in ARTICLE I, RESTRICTIONS AND COVENANTS, paragraph 4: "Unless other materials are specifically approved by Declarant, the roofs of all improvements shall be covered only with asphalt or fiberglass shingles approved as to color and quality. Quality shall be at least 340#/square and have a life of at least 40 years.

The Affirmation and Declaration of Bull Run Phase II Subdivision Restrictive Covenants recorded in Book 30, Miscellaneous Records of Saunders County, Nebraska, at Page 494 is hereby declared void and of no force and effect, the same having been replaced and superseded by the covenants recorded in Book 30 at Page 828, Miscellaneous Records of Saunders County, Nebraska, and this addendum thereto.

Dated this 25<sup>th</sup> day of October, 1997.

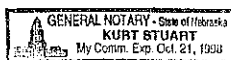
DECLARANTS:

Ervin A. Bull  
Ervin A. Bull

Marianne M. Bull  
Marianne M. Bull

STATE OF NEBRASKA     )  
                                  ) ss.  
COUNTY OF SAUNDERS    )

The foregoing Addendum was acknowledged before me this 25 day of October, 1997, by Ervin A. Bull and Marianne M. Bull, husband and wife.



Kurt Stuart  
Notary Public