



MISC Inst. # 2017101674, Pg: 1 of 4 Rec Date: 12/18/2017 11:21:01.797
Fee Received: \$28.00 Electronically Recorded By: DW
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

**SECOND AMENDMENT TO COVENANTS AND RESTRICTIONS OF CAMDEN GROVE
TOWNHOMES**

**SECOND AMENDMENT TO COVENANTS AND RESTRICTIONS OF CAMDEN GROVE
TOWNHOMES** ("Second Amendment") is made by the owners of a minimum of two-thirds (2/3) of the
Townhome Lots.

RECITALS

A. Camden Grove Townhomes, L.L.C. received subdivision approval of Camden Grove Townhomes
Addition recorded with the Register of Deeds of Douglas County, Nebraska, on June 24, 2005, as Instrument
#2005073311 ("Original Plat"), which created lots of record described as:

Lots One (1) through Three Hundred Thirty-Six (336), inclusive, and Outlots A-O, Camden Grove
Townhomes Addition, Douglas County, Nebraska

(the "Platted Lots").

B. Pursuant to the Covenants and Restrictions of Camden Grove Townhomes Addition dated April 27,
2006, and recorded May 12, 2006, as Instrument #2006053182 (the "Covenants"), Camden Grove
Townhomes, L.L.C. subjected the Platted Lots to the Covenants.

C. Pursuant to Camden Grove Replat 1 recorded with the Register of Deeds of Douglas County,
Nebraska, on March 20, 2007, as Instrument #2007030424, Camden Grove Townhomes, L.L.C. replatted
portions of the Platted Lots into:

Lots One (1) through One Hundred Four (104), inclusive, Camden Grove Replat 1 Omaha, Douglas
County, Nebraska

D. Pursuant to Camden Grove Replat 2 recorded with the Register of Deeds of Douglas County,
Nebraska, on January 14, 2008, as Instrument #2008003874, Camden Grove Townhomes, L.L.C. replatted
portions of the Platted Lots into:

Lots One (1) through Thirty (30), inclusive, and Outlot "A," Camden Grove Replat 2 Omaha, Douglas
County, Nebraska

E. Pursuant to Camden Grove Replat 3 recorded with the Register of Deeds of Douglas County,
Nebraska, on March 27, 2009, as Instrument #2009028294, Camden Grove Townhomes, L.L.C. replatted
portions of the Platted Lots into:

Lots One (1) through Twenty Two (22), inclusive, and Outlots "A," "B," "C," "D," "E," "F," Camden
Grove Replat 3 Omaha, Douglas County, Nebraska

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F. Pursuant to Camden Grove Replat 4 recorded with the Register of Deeds of Douglas County, Nebraska, on August 6, 2009, as Instrument #2009086067, Camden Grove Townhomes, L.L.C. replatted portions of the Platted Lots into:

Lots One (1) through Three (3), inclusive, and Outlots "A," Camden Grove Replat 4 Omaha, Douglas County, Nebraska

("Replatted Lots"). The Platted Lots and Replatted Lots are referred to as "Townhome Lots."

G. Camden Grove Owners Association is the owner of the following described real estate:

Outlots "A," "C," "J," "K," "L," "M," "N," "O," Camden Grove, Omaha, Douglas County, Nebraska; Outlots "C," "D," "E," "F," "G," "H," "I," Camden Grove Replat 1, Omaha, Douglas County, Nebraska; Outlots "A," Camden Grove Replat 2, Omaha, Douglas County, Nebraska; Outlots "A," "B," "C," "D," "E," "F," Camden Grove Replat 3, Omaha, Douglas County, Nebraska; and Outlot "A," Camden Grove Replat 4, Omaha, Douglas County, Nebraska.

(the "Outlots") . Outlot "O," Camden Grove, contains the private streets which provide access to the Townhome Lots.

H. Camden Grove Replat 1 is a replat of Lots Thirty Five (35) through Eighty Two (82), Lots One Hundred Twenty Seven (127) through One Hundred Seventy Four (174), and Lots One Hundred Seventy Eight (178) through Two Hundred Seven (207), inclusive, and portions of Outlots "B," "E," "F," and "I" of Camden Grove Townhomes Addition, Omaha, Douglas County, Nebraska.

I. Camden Grove Replat 2 is a replat of Lots One (1) through Thirty Four (34), inclusive, and Outlot "J" of Camden Grove Replat 1, Omaha, Douglas County, Nebraska.

J. Camden Grove Replat 3 is a replat of Lots Ninety (90) through Ninety Four (94), inclusive, Ninety Nine (99) through One Hundred Six (106), inclusive, Two Hundred Eight (208) through Two Hundred Twelve (212), inclusive, Two Hundred Nineteen (219) through Two Hundred Twenty Two (222), inclusive, and Outlots "D," "G," and "H" of Camden Grove Townhomes Addition, Omaha, Douglas County, Nebraska; and Lots Ninety Four (94) through One Hundred Four (104), inclusive, and Outlots "A" and "B" of Camden Grove Replat 1, Omaha, Douglas County, Nebraska.

K. Camden Grove Replat 4 is a replat of Lots Eighty Eight (88) and Eighty Nine (89) of Camden Grove Townhomes Addition, Omaha, Douglas County, Nebraska; and Lots Twenty Three (23) and Twenty Four (24) and Outlot "G" of Camden Grove Replat 3, Omaha, Douglas County, Nebraska.

L. Pursuant to the First Amendment to Covenants and Restrictions of Camden Grove Townhomes Addition dated September 14, 2007, and recorded September 18, 2007, as Instrument #2007106322 (the "First Amendment to Covenants"), Camden Grove Townhomes, L.L.C. subjected the Townhome Lots and Outlots to the First Amendment to Covenants.

M. Paragraph 15 of the First Amendment to Covenants provides that the First Amendment to Covenants may be modified, in writing, by the owners of two-thirds (2/3) of the lots within the Townhome Lots, at any time.

NOW THEREFORE, the First Amendment to Covenants should be and hereby is amended in the following manner:

1. By adding new subparagraph "i" to paragraph 10 as follows:

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- i. **Owner Occupancy and Leasing Restrictions.** No Townhome Lot or unit thereon may be leased at any given time to a Third Party. Any Townhome Lot engaged in leasing activities as of the date of this Second Amendment shall be allowed to continue leasing until said Townhome Lot is sold or conveyed to a Third Party. Any Townhome Lot Owner must, upon the sale or conveyance of said Townhome Lot, notify any potential buyer or person taking title that no Townhome Lot may be leased to a Third Party. For purposes of this provision, "Third Party" shall be defined as any person who is not an "Owner" as that term is defined in the First Amended By-laws of Camden Grove Owners Association.

2. By adding new subparagraph "j" to paragraph 10 as follows:


- j. **Residential Restrictions.** All Townhome Lot Owners shall comply with applicable laws and regulations governing the use of the Townhome Lots. Notwithstanding permissibility under law, no Townhome Lot may be used as a place of business or to serve the public, regardless of ownership or for profit status. Additionally, no retail business activities of any kind whatsoever shall be conducted on any Townhome Lot.

All other provisions of the First Amendment to Covenants and Restrictions of Camden Grove Townhomes shall remain in force.

THIS SECOND AMENDMENT TO COVENANTS AND RESTRICTIONS OF CAMDEN GROVE TOWNHOMES is approved by the owners of a minimum of two-thirds (2/3) of the Townhome Lots.

CERTIFICATION

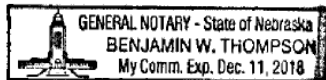
I, Susan Abler, the duly elected President of the Camden Grove Owners Association, certify that the foregoing Second Amendment to Covenants and Restrictions for Camden Grove Townhomes, consisting of three (3) total pages including this certification, was approved in writing, by the owners of two-thirds (2/3) of the lots within the Townhome Lots, as certified on December 8, 2017, and the same shall be recorded on behalf of the Camden Grove Owners Association.



 PRESIDENT
 CAMDEN GROVE OWNERS ASSOCIATION

Be it know that this 15th day of December, 2017, before me personally appeared Susan Abler, President of the Camden Grove Owners Association, who acknowledged and affirmed that her signature hereon is the act and doing of Camden Grove Owners Association and that she has full power and authority to sign on behalf of said entity.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal, the day and year last above written, in Douglas County, Nebraska.





 NOTARY PUBLIC

4812-9059-6952, v. 2

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EXHIBIT

Record against following current lots:

Camden Grove: Lots 83-87, 95-98, 107-126, 175-177, 213-218, 223-336 (all inclusive) and Outlots "A," "C," "J," "K," "L," "M," "N," and "O"

Camden Grove Replat 1: Lots 35-93, inclusive, and Outlots "C," "D," "E," "F," "G," "H," and "I"

Camden Grove Replat 2: Lots 1-30, inclusive, and Outlot "A"

Camden Grove Replat 3: Lots 1-22, inclusive, and Outlots "A," "B," "C," "D," "E," and "F"

Camden Grove Replat 4: Lots 1-3, inclusive, and Outlot "A"