

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2016-03437

02/18/2016 3:43:08 PM

Clay J. Dowling

REGISTER OF DEEDS

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FEES \$ 70.00
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SHORT _____ NCR _____



**FIRST AMENDMENT TO
COVENANTS, CONDITIONS, RESTRICTIONS
AND CONDITIONS**

GRAND VISTA ESTATES

WHEREAS, Reed Development, LLC, a South Dakota limited liability company (hereinafter "Declarant") filed on April 24, 2008, with the Register of Deeds for Sarpy County, State of Nebraska, Covenants, Conditions and Restrictions, Grand Vista Estates ("Original Covenants"), which Original Covenants were recorded at Instrument Number 2008-11377, Sarpy County Register of Deeds, State of Nebraska.

WHEREAS, Article III of the Original Covenants provided that the Original Covenants may be amended by an instrument signed by not less that seventy-five percent (75%) of the Lot Owners of Grand Vista Estates, and

WHEREAS, not less than seventy five percent (75%) of the Lot Owners have signed this First Amendment to Covenants, Conditions, and Restrictions Grand Vista Estates, Article I, Restrictions and Covenants, paragraph 4, is revised to read as follows:

4

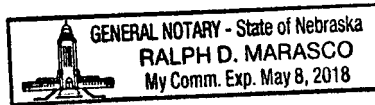
Red
KerKove Law
11605 Arbor St 107
Omaha, NE 68144
RTW
Alexandra C. Reed
7010 S. 100th Circle
LA Vista, NE 68128

4. All residences shall be constructed with built-in garages, for a minimum of three automobiles. Garages shall be side or back facing. The Review Committee may approve a residence with a single front facing garage that is part of L-shaped, built-in garages, provided it is one of a minimum of three garages. Detached garages will be allowed only upon the prior written approval of the Review Committee. Street viewable elevations of all concrete or cement block foundation, if exposed, must be faced with brick or stone. All roofing materials shall be Heritage II decorative asphalt shingles, wood shake shingles or a similar style or brand of singles approved in writing by the Review Committee. All exterior finish colors shall be submitted with the Lot owners submission of plans and is subject to the Review Committee's approval. All driveways must be constructed of concrete, asphalt, brick, paving stone, laid stone or other materials approved by the Review Committee. Fireplace chimneys shall be covered with brick, or other material approved in writing by the Review Committee.

IN WITNESS WHEREOF, the undersigned Lot Owners caused this First Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements, Grand Vista Estates to be executed.

Alexandra C. Reed
Reed Development, LLC.
By: Alexandra C. Reed, Manager

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)



Subscribed, sworn to and acknowledged before me by Alexandra C. Reed, Manager, Reed Development, LLC, this 10th day of August, 2015, as she are known to me personally or have produced satisfactory evidence of identification to me.

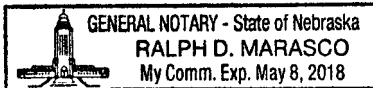
Notary Public

Estate of Dennis T. Reed

Alexandra C. Reed

By: Alexandra C. Reed,
Personal Representative

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

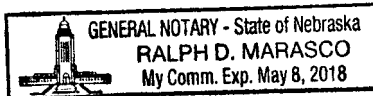


Subscribed, sworn to and acknowledged before me by Alexandra C. Reed, Personal Representative, the Estate of Dennis T. Reed, this 10th day of August 2015, as she are known to me personally or have produced satisfactory evidence of identification to me.

Notary Public

Jason Kassmeier
Jason Kassmeier

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)



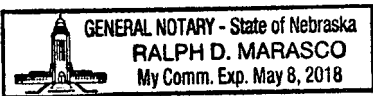
Subscribed, sworn to and acknowledged before me by Jason Kassmeier, this 6 day of August, 2015, as he is known to me personally or has produced satisfactory evidence of identification to me.

Notary Public

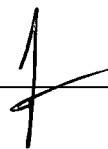
Ashley Kassmeier
Ashley Kassmeier


C

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

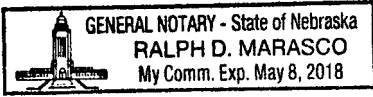


Subscribed, sworn to and acknowledged before me by Ashley Kassmeier, this 6 day of August, 2015, as she is known to me personally or has produced satisfactory evidence of identification to me.

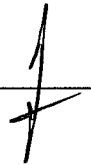
Notary Public 


Edward P. Heavican, Jr.

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

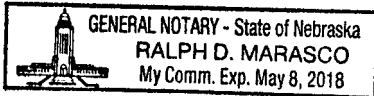


Subscribed, sworn to and acknowledged before me by Edward P. Heavican, Jr., this 6 day of August, 2015, as he is known to me personally or has produced satisfactory evidence of identification to me.

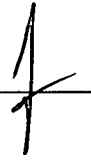
Notary Public 


Kristina Heavican

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

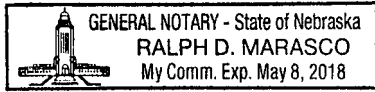


Subscribed, sworn to and acknowledged before me by Kristina Heavican, this 6 day of August, 2015, as she is known to me personally or has produced satisfactory evidence of identification to me.

Notary Public 

E

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)



Subscribed, sworn to and acknowledged before me by Kendra Gosch, this 6 day of August, 2015, as she is known to me personally or has produced satisfactory evidence of identification to me.

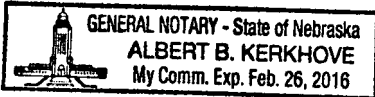
Notary Public *[Signature]*

Jacob Rohloff

Jacob Rohloff

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

Subscribed, sworn to and acknowledged before me by Jacob Rohloff, this 9th day of August, 2015, as he is known to me personally or has produced satisfactory evidence of identification to me.



Albert B. Kerkhove

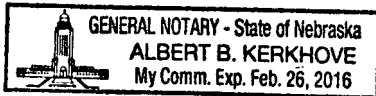
Notary Public

Kimberly Rohloff

Kimberly Rohloff

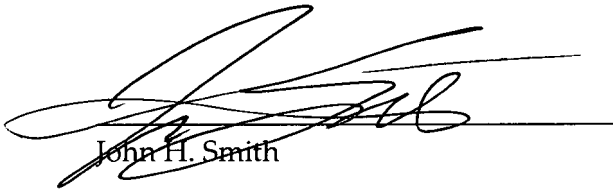
STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

Subscribed, sworn to and acknowledged before me by Kimberly Rohloff, this 9th day of August, 2015, as she is known to me personally or has produced satisfactory evidence of identification to me.

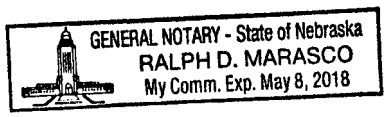


Albert B. Kerkhove

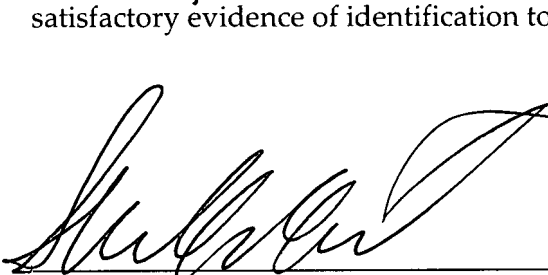
Notary Public

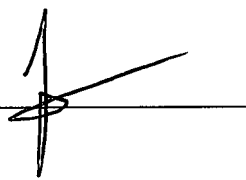

John H. Smith

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

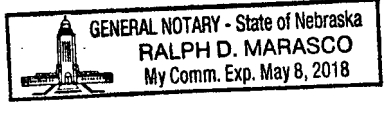


Subscribed, sworn to and acknowledged before me by John H. Smith, this 10th day of August, 2015, as he is known to me personally or has produced satisfactory evidence of identification to me.

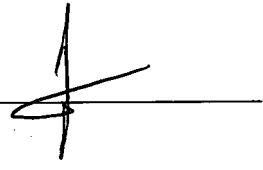

Shelly A. Smith


Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)



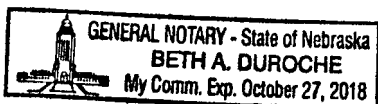
Subscribed, sworn to and acknowledged before me by Shelley A. Smith, this 10th day of August, 2015, as she is known to me personally or has produced satisfactory evidence of identification to me.


Notary Public

Jason R. Yungtum
Jason R. Yungtum

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

Subscribed, sworn to and acknowledged before me by Jason R. Yungtum, this 10th day of August, 2015, as he is known to me personally or has produced satisfactory evidence of identification to me.

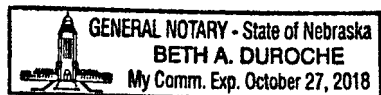


Beth A. Duroche
Notary Public

Lynn M. Yungtum
Lynn M. Yungtum

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

Subscribed, sworn to and acknowledged before me by Lynn M. Yungtum, this 10th day of August, 2015, as she is known to me personally or has produced satisfactory evidence of identification to me.



Beth A. Duroche
Notary Public

H

Exhibit A

First Amendment to
Covenants, Conditions, Restrictions
and Conditions
to Original Covenants recorded at
Instrument Number 2008-11377
Sarpy Country, Register of Deeds, State of Nebraska

Current Description of Property Subject to Covenants:

Lots 1, 2, 3, and 4, Grand Vista Estates, a subdivision in Sarpy County, Nebraska,

Lots 1, 2, 3, 4, 5, 6, and 7, Grand Vista Estates, Replat 1, a subdivision in Sarpy County, Nebraska,

Lot 1, Grand Vista Estates, Phase 2, a subdivision in Sarpy County Nebraska,

That part of the East 1/2 of the Southeast 1/4 of Section 3, Township 13 North, Range 10 East of the 6th P.M., as surveyed, platted and recorded in Sarpy County, Nebraska being more particularly described as follows:

Commencing at the Southwest corner of the East 1/2 of the Southeast 1/4 of said Section 3; thence N00°11'24"E (assumed bearing) along the West line of the East 1/2 of the Southeast 1/4 of said Section 3, a distance of 1201.91 to the point of beginning; thence continuing N00°11'24"E, along said West line, a distance of 640.23 feet; thence S89°31'57"E, along the South line of Grand Vista Drive and its Westerly extension, a distance of 757.09 feet to a point of curvature; thence Southeasterly along a 72.80 foot radius curve to the right, an arc distance of 115.90 feet (said curve has a chord bearing S44°05'07"E and a chord distance of 104.22 feet) to a point of tangency; thence S01°40'30"W, along the West line of 229th Street, a distance of 486.72 feet; thence N89°32'27"W, a distance of 300.00 feet; thence S65°45'24"W, a distance of 189.60 feet; thence N89°32'27"W, a distance of 344.61 feet to the point of beginning,

and

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., TOGETHER WITH PART OF LOT 2, REED'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOCUMENT

I

NUMBER 92-017209, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 5/8" REBAR AT THE SOUTHWEST CORNER OF
THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3;
THENCE NORTH 02°15'47" WEST (BEARINGS REFERENCED TO NEBRASKA STATE
PLANE NAD83) FOR 33.00 FEET ON THE WEST LINE OF THE SAID SOUTHEAST
QUARTER TO A 5/8" REBAR IN THE NORTH RIGHT OF WAY LINE OF CAPEHART
ROAD AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 02°15'47" WEST (BEARINGS REFERENCED TO
NEBRASKA STATE PLANE NAD83) FOR 1168.90 FEET TO A 5/8"
REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561;

THENCE NORTH 88°00'12" EAST FOR 344.54 FEET TO A 5/8"
REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED LS 532;

THENCE NORTH 63°20'54" EAST FOR 189.53 FEET TO A 5/8"
REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED LS 532;

THENCE NORTH 87°58'07" EAST FOR 299.96 FEET TO A 5/8" REBAR
WITH 1 1/4" ORANGE PLASTIC CAP STAMPED LS 532 IN THE WEST RIGHT
OF WAY LINE OF 229TH STREET;

THENCE ON THE SAID WEST RIGHT OF WAY LINE OF 229TH
STREET FOR THE FOLLOWING FIVE (5) COURSES;

1) THENCE SOUTH 00°46'16" EAST FOR 401.62 FEET ON SAID
WEST RIGHT OF WAY LINE TO A 5/8" REBAR WITH 1 1/4" ORANGE
PLASTIC CAP STAMPED LS 532;

2) THENCE SOUTH 00°46'20" WEST FOR 264.64 FEET
CONTINUING ON SAID WEST RIGHT OF WAY LINE TO A 5/8" REBAR
WITH 1 1/4" ORANGE PLASTIC CAP STAMPED LS 532;

3) THENCE ALONG A CURVE TO THE RIGHT (HAVING A
RADIUS OF 546.19 FEET AND A LONG CHORD BEARING SOUTH
15°21'56" WEST FOR 275.18 FEET) FOR AN ARC LENGTH OF 278.18
FEET TO A 5/8" REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED
LS 532;

4) THENCE SOUTH 29°55'19" WEST FOR 74.97 FEET TO A 5/8"
REBAR;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS
OF 460.09 FEET AND A LONG CHORD BEARING SOUTH 14°33'55"
WEST FOR 244.21 FEET) FOR AN ARC LENGTH OF 247.17 FEET TO A
5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 561;

5) THENCE SOUTH 02°27'14" EAST FOR 17.13 FEET IN THE
NORTH LINE OF CAPEHART ROAD RIGHT OF WAY AND THE
SOUTH LINE OF SAID LOT 8, TO A 5/8" REBAR WITH 1 1/4" YELLOW
PLASTIC CAP STAMPED LS 561;

2016-03437

5

THENCE SOUTH 87°32'46" WEST FOR 598.74 FEET TO THE
POINT OF BEGINNING.

CONTAINS 904,945 SQUARE FEET OR 20.775 ACRES AS FIELD
MEASURED.