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FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF COPPER RIDGE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA

THIS FIRST AMENDMENT TO DECLARATION ("First Amendment"), is made this day of April, 2013, by Copper Ridge Development, LLC, hereinafter referred to as the "Declarant."

PRELIMINARY STATEMENT

WHEREAS, Declarant holds certain rights under the Declaration of Covenants, Conditions, Restrictions and Easements to Copper Ridge, a subdivision in Douglas County, Nebraska, recorded as Instrument number 2008048768 in the Douglas County Register of Deeds on May 16, 2008 (the "Declaration");

WHEREAS, pursuant to Article VII, Section 2 of the Declaration, the Declarant may amend the Declaration in its sole and absolute discretion;

WHEREAS, the Declarant has determined that it is appropriate to amend the Declaration.

NOW, THEREFORE, the Declarant hereby amends the Declaration as set forth below:

- <u>Definitions</u>. Capitalized terms used herein shall be ascribed the same meaning as set forth in the Declaration.
- The Declarant states that it has caused to be formed CRD Association. Homeowner's Association, a Nebraska non-profit corporation. CRD Homeowner's Association acts as the Association under the Declaration.
 - Amendment. The Declaration is amended in the following particulars: 3.
 - Property Subject to Declaration. Declarant, as the owner of Lots 58 and 59, in Copper Ridge, a subdivision as surveyed, platted and recorded in Douglas County,. Nebraska (the "Multi-Family Lots") and as Declarant under Declaration, wishes to remove Multi-Family Lots from the Declaration. Such lots are hereby

removed from all rights and obligations under the Declaration, such that the property subject to the Declaration and defined as the Lots under the Declaration shall not include the Multi-Family Lots.

b. Article VII, Section 2 of the Declaration is hereby deleted in its entirety and replaced as follows:

The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity. This Declaration may be amended by Copper Ridge Development, LLC or any person, firm, corporation, partnership, or entity designated in writing by Copper Ridge Development, LLC in any manner which it may determine in its full and absolute discretion for a period ending December 31, 2018. Thereafter this Declaration may thereafter be amended by an instrument signed by the owners of not less than sixty percent (60%) of the Lots covered by this Declaration.

4. Except as expressly set forth herein, the Declaration shall continue on full force and effect according to its terms.

COPPER RIDGE DEVELOPMENT, LLC, a Nebraska limited liability company, Declarant

By: Joel Chudy, Manager

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 3^{ld} day of , 2013, by Joel Chudy, Manager of Copper Ridge Development, LLC.

KAREN S ZONA
State of Nebraska-General Notary
My Commission Expires
July 09, 2013

Notary Public