

200602869
STATE OF NEBRASKA COUNTY OF WASHINGTON)88
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 6th DAY OF July A.D. 2006
AT 8:38 O'CLOCK A.M. AND RECORDED IN BOOK
491 AT PAGE 187-188
COUNTY CLERK Charlotte L. Petersen
DEPUTY Kari Madson

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Recorded _____
General _____
Numerical _____
Photostat _____
Proofed _____

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06 JUL -7 AM 8:38

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR

AMENDMENT NO. 4

TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR CRYSTAL LAKE ESTATES LOTS 1 THROUGH 8 AND CRYSTAL
LAKE ESTATES FIRST ADDITION 10 THROUGH 20 AND THREE (3) 10 ACRE
PARCELS LYING SOUTHWEST OF THE LAKE IDENTIFIED AS TAX LOTS 71, ON JULY
1, 2001 LYING IN THE S ½ OF THE SE ¼ OF SECTION 19, T 18 N, R 12 E OF THE 6TH
P.M. AS SURVEYED AND RECORDED IN WASHINGTON COUNTY, NEBRASKA

THIS AMENDMENT NO. 4 to Declaration, made on the date hereinafter set forth, by
Mark & Crystal C. Bresley and MARBRE LLC, hereinafter referred to a "Declarant".

WITNESSETH:

WHEREAS, the Declarant did execute that certain Declaration of Covenants, Conditions,
Restrictions and Easements for Crystal Lake Estates Lots 1 through 9 and Three (3) 10 Acre
Parcels Lying Southwest of the Lake (Identified as Tax Lots 71, 72 & 73 on July 1, 2001) on
November 22, 2002 and filed December 2, 2002, in the Miscellaneous Records of the Register of
Deeds of Washington County, Nebraska, at Book 383, Pages 32-40, (the "Declaration");

WHEREAS, ARTICLE XI, Section 2 of the Declaration provides that the Declaration
may be amended by the Declarant in any manner until such time as the Declarant has conveyed
fee simple title to twelve (12) of the Lots: and

WHEREAS, the Declarant has not conveyed fee simple title to twelve (12) of the Lots,
and the Declarant desires to amend the Declaration as hereinafter set forth.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

ARTICLE I
AMENDMENTS

- A. ARTICLE X, EASEMENTS, Section 3. Lake & Trail Easements is hereby amended
to include: Easements granting the right to the use and enjoyment of that part of the
lake on the Grantor's property extends only to the surface area of the lake and does
not extend onto the land adjacent to the lake, except that the owners of Lots 12
through 16 in Crystal Lake Estates may use the land between their lot line and the
lake for lake access, including the building of a boat dock, as provided for in the Plat.
- B. ARTICLE VIII, COMMON SCHEME RESTRICTIONS is hereby amended by
adding the following: (w) Excessive or offensive use of ATVs, motorcycles or other

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motorized vehicles, including but not limited to the construction and use of a motocross type course or causing an annoyance or nuisance by driving said vehicles without mufflers or in such a way as to create excessive noise, is prohibited on any lot, including the ten (10) acre parcels lying southwest of the lake. Additionally, the Homeowners Association reserves the right to make additional restrictions with regard to this matter should the need arise.

RATIFICATION

The Declarant hereby ratifies and affirms the Declaration, as amended herein, and declares that all of the lots described above shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration, as amended herein. Said easements, restrictions, covenants and conditions shall run with said real property and shall be binding upon all parties having or acquiring any right, title or interest in the above described real property, or any part thereof, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, ^{WEB} the undersigned, being the Declarant under the Declaration, has executed this Amendment No. 4 to Declaration of Covenants, Conditions, Restrictions and Easements for Crystal Lake Estates this 30th day of June, 2006.

Mark E. Bresley
Mark E. Bresley, Owner

Crystal C. Bresley
Crystal C. Bresley, Owner

MARBRE LLC

BY: Mark E. Bresley
Mark E. Bresley, President MARBRE LLC

John A. Marcuzzo 805
John A. Marcuzzo, Secretary/Treasurer
MARBRE LLC

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 30th day of June, 2006 by Mark E. Bresley & Crystal C. Bresley, Owners and Mark E. Bresley, President & John A. Marcuzzo, Secretary/Treasurer of MARBRE LLC.

Deborah Ford
Notary Public

