

COUNTER LM CE LM
VERIFY LM DE LM
PROOF _____
FEES \$ 16.00
CHECK # 249
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2018-02032

01/26/2018 3:08:08 PM

Clay J. Dowling

REGISTER OF DEEDS



[Space Above For Recording Data]

NOTICE OF SUBSEQUENT PHASE DECLARATION

This Notice of Subsequent Phase Declaration ("Notice of Subsequent Phase Declaration") is made this 22nd day of January, 2018, by Clearwater Falls, LLC, a Nebraska limited liability company (hereinafter referred to as "Declarant").

RECITALS:

WHEREAS, Declarant is the Declarant under that certain Declaration of Covenants, Conditions, Restrictions and Easements of Cedar Grove dated July 10, 2014, and recorded in the Office of the Sarpy County Register of Deeds on July 11, 2014, as Instrument No. 2014-14944 (the "Declaration").

WHEREAS, pursuant to Article II-Section 17 of the Declaration, the Declarant reserved the right, without the consent or approval of any other Owner, to expand the Association or amend this Declaration to include additional residential lots in any subdivision which is contiguous to any of the Lots.

WHEREAS Declarant has recorded that certain Declaration of Covenants, Conditions, Restrictions and Easements of Cedar Grove (Phase II) dated January 22nd, 2018, and recorded in the Office of the Sarpy County Register of Deeds on January 26, 2018, as Instrument No. 2018-02029 (the "Declaration").

WHEREAS, Declarant desires that this Notice of Subsequent Phase Declaration be recorded and indexed against the following legally described Lots, to-wit:

Lots 76 thru 90, inclusive, Lots 96 thru 101, inclusive, all in Cedar Grove, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; and Lots 1 thru 38, inclusive, and Outlots "A" thru "C", inclusive, all in Cedar Grove Replat 1, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

NOW, THEREFORE, Declarant, for the purposes set forth above, does hereby notify the Owners of the above legally described real property that the Declaration of Covenants, Conditions, Restrictions and Easements of Cedar Grove (Phase II) dated January 22, 2018, has been recorded in the Office of the Sarpy County Register of Deeds on January 26, 2018, as Instrument No. 2018-02029, and further states and declares as follows:

1. Recitals. The Recitals as set forth above are hereby incorporated into this Notice of Subsequent Phase Declaration as if fully set forth herein.

2. Notice of Subsequent Phase Declaration. Pursuant to the terms and conditions of Article II-Section 17, of the Declaration, all Lot Owners are hereby notified that the following legally described Lots shall be included within the definition of "Lots" as provided for in Article II-Section 17 of the Declaration, to-wit:

Lots 76 thru 90, inclusive, Lots 96 thru 101, inclusive, all in Cedar Grove, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; and Lots 1 thru 38, inclusive, and Outlots "A" thru "C", inclusive, all in Cedar Grove Replat 1, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

3. Indexing. This Notice of Annexation shall be indexed against the following lots in Cedar

PRE

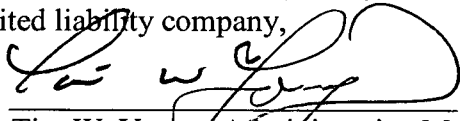
Grove, to-wit:

Lots 1 thru 75, inclusive, and Outlots "A" thru "D", inclusive, all in Cedar Grove, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

IN WITNESS WHEREOF, the undersigned has caused this Notice of Subsequent Phase Declaration to be executed on the day and year first above written.

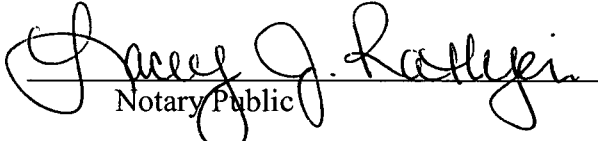
DECLARANT:

CLEARWATER FALLS, LLC, a Nebraska limited liability company,

By: 
Tim W. Young, Administrative Member

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 22nd day of January 2018, by Tim W. Young, the Administrative Member on behalf of Cedar Grove, LLC, a Nebraska limited liability company.


Notary Public

State of Nebraska - General Notary
LACEY J RATHJEN
My Commission Expires
March 21, 2021