

FILED SARPY CO. NE.
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Glenn J. Downing
REGISTER OF DEEDS

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FIRST AMENDMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF CHESTNUT RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA

THIS FIRST AMENDMENT is made to the Declaration of Covenants, Conditions, Restrictions and Easements of Chestnut Ridge, a subdivision in Sarpy County, Nebraska, dated June 1, 1999, and recorded in Instrument Number 99-27183 in the Miscellaneous Records of the Register of Deeds of Sarpy County, Nebraska (the "Declaration") on August 27, 1999, by CHESTNUT RIDGE, L.L.C., a Nebraska limited liability company, hereinafter referred to as the "Declarant."

PRELIMINARY STATEMENT

The Declarant is the owner of certain real property located within Sarpy County, Nebraska and described as follows:

Lots 1 through 119, inclusive, and Lots 121 through 142, inclusive,
in Chestnut Ridge, a subdivision in Sarpy County, Nebraska.

Such lots are herein referred to collectively as the "Lots" and individually as each "Lot."

NOW, THEREFORE, pursuant to the authority granted to the Declarant in Article V, Paragraph 2 of the Declaration, Declarant hereby amends and supplements the Declaration as follows:

1. Article IV, Paragraph 1 is deleted in its entirety and replaced with the following Paragraph 1:

"1. A perpetual license and easement is hereby reserved in favor of and granted to Omaha Public Power District, U.S. West, and any company which has been granted a franchise to provide a cable television system within the Lots, People's Natural Gas, the City of Gretna and Sanitary and Improvement District No. 206 of Sarpy County, Nebraska, their successors and assigns, to erect and operate, maintain, repair and renew buried or underground sewers, water and gas mains and cables, lines or conduits and other electric and telephone utility facilities for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service and for the transmission of signals and sounds of all kinds including signals provided by a cable television system and the reception on, over, through, under and across a five (5) foot wide strip of land abutting the front and the side boundary lines of the Lots; an eight

(8) foot wide strip of land abutting the rear boundary lines of all interior Lots and all exterior Lots that are adjacent to presently platted and recorded Lots; and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior Lots that are not adjacent to presently platted and recorded Lots. The term exterior Lots is herein defined as those Lots forming the outer perimeter of the Lots. The sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip when such adjacent land is surveyed, platted and recorded."

2. The Declaration is in all other matters ratified and affirmed.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this ____ day of March, 2000.

CHESTNUT RIDGE, L.L.C., a Nebraska limited liability company, "Trustor"

By: Maurice M. Udes
Maurice M. Udes, Manager

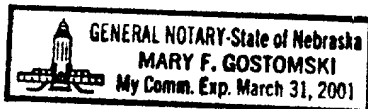
By: Kevin Irish
Kevin Irish, Manager

By: Paul M. Brown
Paul M. Brown, Manager

By: Paul McCune
Paul McCune, Manager

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

The foregoing instrument was signed before me this 22nd day of March, 2000, by Maurice M. Udes, Kevin Irish, Paul Brown, and Paul McCune, Managers of Chestnut Ridge, L.L.C., a Nebraska limited liability company, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed as Managers of the limited liability company.



Mary F. Gostomski
Notary Public