

92-27177

FILED SARPY CO. NE.

INSTRUMENT NUMBER

92-027177

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AMENDMENT

TO

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR CINNAMON ACRES

Verify	<input checked="" type="checkbox"/>
Filmed	<input type="checkbox"/>
Checked	<input type="checkbox"/>
Fee \$	55.50

175 copies

Carol A. Davis
REGISTER OF DEEDS

WHEREAS the undersigned are at least 75% of the owners of the residential lots and blocks in Cinnamon Acres, a subdivision in the County of Sarpy, State of Nebraska, which covers Lots one (1) through sixty-one (61), inclusive, as surveyed, platted and recorded in Sarpy County, Nebraska;

WHEREAS, said Declaration of Covenants, Conditions, and Restrictions for Cinnamon Acres, a subdivision, dated March 11, 1992, was recorded as Instrument #92-04255, in the office of the Register of Deeds of Sarpy County, Nebraska; and will be hereinafter referred to as the "Covenants", and

WHEREAS, the undersigned, at least 75% of the current property owners located in Cinnamon Acres subdivision, now desire to amend the following paragraphs to said Covenants:

(Page 2, Item B of Covenants)

B. The minimum dwelling size for Lots one (1) through sixty-one (61) in Cinnamon Acres to read:

1. For a ranch style (one level) or split-entry home, the ground floor (or main level) shall contain not less than 2,000 square feet of finished living area.
2. A split-level shall contain not less than 2,000 square feet of finished living area, and a trilevel, or multilevel home, the top 3 levels shall contain a total of not less than 2,400 square feet of finished living area.
3. For a 1½-story or 2-story home, the ground floor (first floor) shall contain not less than 1,500 square feet of finished living area, and the total finished living area for first and second floor shall contain not less than 2,500 square feet.

Lot owners, prior to, and at the date of signing of this document are "Grandfathered".

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(Page 5, Item P of Covenants)

P. No lot shall be reduced from its original size unless approved by a 75% majority of lot owners, and the architectural review committee, except those lots which are affected in Cinnamon Acres replat, to be known as Lots one (1) through thirty-seven (37) when approved by the county board of Sarpy County, and further, no lots may be reduced in size henceforth without said lot being the subject of a formal replat of Sarpy County, except lot 24 in order to facilitate a conveyance of the community water to the Homeowners Association.

(Page 6, General Provisions, Add #5)

5. Establishment of Cinnamon Acres Homeowners Association. The terms and conditions of Exhibit 1, attached, are incorporated herein, and shall become a part of this amendment, and each lot owner shall be a member of the Cinnamon Acres Homeowners Association.

Except as herein amended, all provisions of said Covenants for Cinnamon Acres shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the owners of at least a 75% majority of the lots, has caused these presents to be duly executed this 28th day of October, 1992.



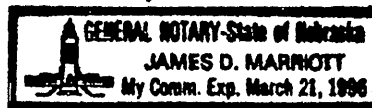
(Seal)

HAWK, INC.,

Constance J. Ruhaak
Constance J. Ruhaak, Secretary/Treas.

Donald Joe Ruhaak
Donald Joe Ruhaak, President

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.



On this 28th day of OCTOBER, 1992, before the undersigned a Notary Public duly commissioned and qualified for said County, personally came CONSTANCE J. & D. JOE RUHAAK, as OFFICERS of HAWK, INC., to be known to be the identical person(s) whose name(s) are subscribed to the above and foregoing AMENDMENT TO COVENANTS and he/she acknowledged the execution thereof to be his/her voluntary act and deed as OFFICERS of HAWK, INC.

James D. Marriott
Notary Public

Lot #11

David L. Harvey
David L. Harvey

Cheryl L. Harvey
Cheryl L. Harvey

Lot #12

Alfred W. Schiemann
Alfred W. Schiemann

Marian K. Schiemann
Marian K. Schiemann

Lot #13

Jerry J. Smith
Jerry J. Smith

Linda L. Smith
Linda L. Smith

Lot #14

Timothy D. Vampola
Timothy D. Vampola

Candace L. Vampola
Candace L. Vampola

Lot #15

Michael A. Taylor
Michael A. Taylor

Linda Lee Taylor
Linda Lee Taylor

Lot #16

Diamond Homes, Inc. / Samuel J. Boone
Diamond Homes, Inc. / Samuel J. Boone

Cynthia L. Boone
Cynthia L. Boone

Lot #17

Mitch A. Osowski
Mitch A. Osowski

Julie M. Osowski
Julie M. Osowski

Lot #18

Duane R. Mauler
Duane R. Mauler

Barbara A. Mauler
Barbara A. Mauler

Lot #19

Marlyn R. Engle
Marlyn R. Engle

Bonnie R. Engle
Bonnie R. Engle

Lot #20

Daniel J. Gillespie
Daniel J. Gillespie

Gaylin S. Jepsen
Gaylin S. Jepsen

Lot #22

John H. Morton
John H. Morton

Audrey A. Morton
Audrey A. Morton

Lot #29

Gregory J. Miller
Gregory J. Miller

Ivy E. Miller
Ivy E. Miller

Lot #30

Michael E. London
Michael E. London

Doris M. London
Doris M. London

Lot #32

James B. Welniak
James B. Welniak

Kathy L. Welniak
Kathy L. Welniak

Lot #33

Calvin Dean McCoy
Calvin Dean McCoy

Shirley Mae McCoy
Shirley Mae McCoy

Lot #34

Roger R. Bargstadt
Roger R. Bargstadt

Carol E. Bargstadt
Carol E. Bargstadt

Lot #35

Jack Nicholson
Jack Nicholson

Lynda Nicholson
Lynda Nicholson

Lot #37

Mike Novotny Construction, Inc.
Mike Novotny Construction, Inc.

Lot #40

George W. Breler
George W. Breler

Mary M. Breler
Mary M. Breler

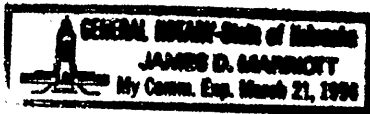
Lot #41

William J. Novak
William J. Novak

Karen Ann Novak
Karen Ann Novak

STATE OF NEBRASKA)
) ss.
COUNTY OF)

On this 5th to 30th day of NOVEMBER, 1992, before the undersigned, a Notary Public duly commissioned and qualified for said County, personally came the individuals whose names are subscribed above, to me known to be the identical person(s) whose name(s) are subscribed to the above and foregoing Amendment to Covenants, and he/she acknowledged the execution thereof to be his/her voluntary act and deed.



James D. Marriott
Notary Public