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FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2017-23342

09/27/2017 9:00:54 AM

Clay J. Dowling

REGISTER OF DEEDS



**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR EAGLE RIDGE VILLAGE**

This First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Eagle Ridge Village (this "First Amendment"), is made and entered into as of the 21ST day of September, 2017, by Eagle Ridge Development Company, a Nebraska Corporation ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the Declarant under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Eagle Ridge Village, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska dated April 20, 2016 and recorded April 21, 2016 in the office of the Register of Deeds of Sarpy County, Nebraska, as Instrument No. 2016-08576 (the "Declaration");

WHEREAS the Declaration governs the real estate legally described as Lots 3 through 33, inclusive, and Outlot A in Eagle Ridge Village, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska (the "Lots");

WHEREAS, the Declarant desires to amend the Declaration to reflect certain construct standards and requirements consistent with the development of the Lots;

WHEREAS, Article IV, Section 3 of the Declaration provides that the Declaration may be amended by the Declarant for a period of five (5) years from the date of the Declaration.

NOW, THEREFORE, in consideration of the foregoing and for other valuable consideration, Declarant hereby amends the Declaration as follows:

1. Terms used in this First Amendment with an initial capitalized letter that are not otherwise defined in this First Amendment shall have the meanings ascribed to them by the Declaration.

2. Article I, Section 12 of the Declaration is replaced in its entirety as follows:

12. A public sidewalk shall be constructed of concrete four (4) feet wide by four (4) inches thick in front of each built upon Lot and upon the street side of each built upon corner Lot. The sidewalk shall be placed at least six (6) feet back of the street curb line and shall be constructed by the owner of the Lot prior to the time of completion of the main structure and before occupancy thereof.

3. Article I, Section 15 of the Declaration is replaced in its entirety as follows:

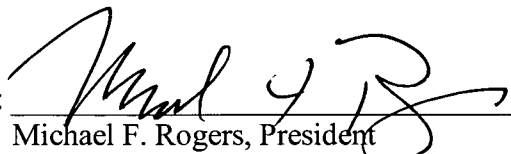
15. Any exterior air conditioning condenser unit shall be placed in the rear yard or any side yards of the Lot. No grass, weeds or other vegetation will be grown or otherwise permitted to commence or continue, and no dangerous, diseased or otherwise objectionable shrubs or trees will be maintained on any Lot so as to constitute an actual or potential public nuisance, create a hazard or undesirable proliferation, or detract from a neat and trim appearance. Vacant Lots shall not be used for dumping of earth or any waste materials, and no vegetation on vacant Lots shall be allowed to reach a height in excess of eight (8) inches.

4. Declarant hereby ratifies and confirms the Declaration and agrees that it remains in full force and effect subject to the amendments to the Declaration as provided by this First Amendment.

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Signature Page to Follow]**

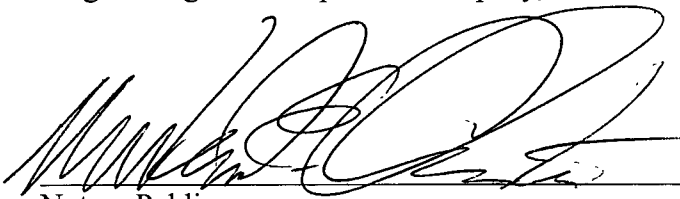
IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 21st day of SEPTEMBER, 2017.

EAGLE RIDGE DEVELOPMENT COMPANY, a Nebraska corporation

By: 
Michael F. Rogers, President

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

The foregoing instrument was acknowledged before me this 21st day of September, 2017, by Michael F. Rogers, President of Eagle Ridge Development Company, a Nebraska corporation, on behalf of the corporation.


Notary Public

