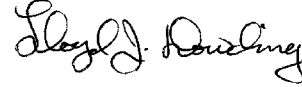


COUNTER <u>LM</u>
VERIFY <u>LM</u>
FEES \$ <u>22.00</u>
CHG <u>SFILE</u>
SUBMITTED <u>NEBRASKA TITLE COMPANY-ON</u>

FILED SARPY CO. NE.
INSTRUMENT NUMBER

2018-00952

2018 Jan 12 08:41:27 AM



REGISTER OF DEEDS



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

This First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Eagle Ridge Village Villas (this "Amendment"), is made and entered into this 9 day of January, 2018, by Charleston Homes, LLC, a Nebraska limited liability company ("Declarant").

PRELIMINARY STATEMENT

Declarant is the successor to certain rights granted under the Declaration of Covenants, Conditions, Restrictions and Easements for Eagle Ridge Village Villas, as recorded April 21, 2016, with the Sarpy County Register of Deeds as Instrument No. 2016-08577 (the "Declaration"), obtaining such rights by virtue of an Assignment of Declarant Status recorded with the Sarpy County Register of Deeds on October 10, 2017 as Instrument No. 2017-24518.

WHEREAS Article V, Section 2 of the Declaration provides that the, "Declaration may be amended Declarant, or any person, firm, corporation, partnership, or entity designated in writing by Declarant, in any manner which it may determine in its full and absolute discretion for a period of five (5) years from the date of the recording of this Declaration." Whereas Declarant has determined that it wishes to amend and supplement the Declaration as set forth herein:

Now, therefore, the Declarant amends the Declaration as set forth below:

1. **Definitions.** Capitalized terms used herein shall be ascribed the same meaning as set forth in the Declaration unless context clearly requires otherwise.
2. **Amendment.** The following provision is added to the Declaration as Article V, Section 7, and states as follows:

0262732

Return to:
Mark J. LaPuzza
Pansing Hogan Ernst & Bachman, L.L.P.
10250 Regency Circle, Suite 300
Omaha, Nebraska 68114

Section 7. Interaction and Governance of Master Declaration. The Lots, in addition to the provisions of this Declaration, are subject to the terms and conditions of that Declaration of Covenants, Conditions, Restrictions and Easements of Eagle Ridge Village, as recorded with the Sarpy County Register of Deeds on April 21, 2016, as Instrument No. 2016-08576 (the "Master Declaration"). The Lots under this Declaration are subject to both this Declaration and the Master Declaration. It is further noted that the Master Declaration requires approval by the Declarant thereunder of all Improvements, as such term is defined in the Master Declaration, to be made by the owner of any Lot hereunder. Such requirements include, but are not limited to, approval of the location, appearance, and material of any fencing to be installed on the Lots.

3. **Limitation of Amendment.** Except as Amended herein, the Declaration continues in full force and effect according to its terms.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed this 9 day of January, 2018.

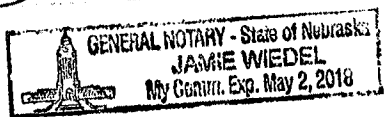
CHARLESTON HOMES, LLC, a Nebraska limited liability company, Successor Declarant

By: Marc Stodola
Marc Stodola

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

The foregoing instrument was acknowledged before me this 9th day of January, 2018, by Marc Stodola, on behalf of Charleston Homes, LLC, a Nebraska limited liability company.

Jamie Wiebel
Notary Public



Lots 3 through 18, inclusive, in Eagle Ridge Village, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska