

After recording return to:

Seacrest & Kalkowski, PC, LLO
1128 Lincoln Mall, Suite 105
Lincoln, NE 68508

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
GARDEN VIEW AT VINTAGE HEIGHTS**

WHEREAS, Pine Lake Development, L.L.C., a Nebraska limited liability company (“Declarant”), and the undersigned are the owners of Lots 1-19, Block 1; Lots 1-14, Block 2; Lots 1-9, Block 3; Lots 1-14, Block 4; Lots 1-3, Block 5, and Outlots A, B, C and D, Garden View at Vintage Heights 1st Addition; and Lots 1-8, Block 1; Lots 1-40, Block 2; and Lots 1-12, Block 3, and Outlots A, B, D, E and F, Garden View at Vintage Heights 2nd Addition; all located in Lincoln, Lancaster County, Nebraska (collectively the “Additional Property”); and

WHEREAS, Declarant desires to add the Additional Property to the definitions of “Cottage Lots”, “Cottage Common Area”, “Private Drive and Parking” and “Townhome Lots” contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Garden View at Vintage Heights, which was filed of record with the Lancaster County, Nebraska Register of Deeds office on September 18, 2020, as Instrument No. 2020047850 (“Declaration”), making the Additional Property subject to the covenants, conditions, restrictions and easements contained in the Declaration; and

WHEREAS, the Declaration expressly reserves to Declarant the right to add contiguous similarly developed real estate to the Property by the Declarant’s recordation of an amendment adding the legal description of the additional real estate to the definition of “Property” contained in the Declaration.

NOW, THEREFORE, Declarant does hereby amend the Declaration as follows:

1. The terms “Cottage Lots”, “Cottage Common Area”, “Private Drive and Parking” and “Townhome Lots”, shall be deemed to include the Additional Property as identified and set forth on Exhibit “A”, which is attached hereto and incorporated herein by this reference, hereby subjecting the Additional Property to the covenants, conditions, restrictions and easements contained in the Declaration.

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2. All the remaining terms and provisions of the Declaration, as amended by this Amendment, shall remain in full force and effect.

Executed this 2 day of September, 2021.

DECLARANT

PINE LAKE DEVELOPMENT, L.L.C., a
Nebraska corporation

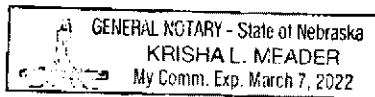
By: Hampton, L.L.C., a Nebraska
corporation, Manager

By: *Robert D. Hampton*
Robert D. Hampton, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

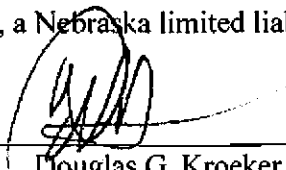
The foregoing instrument was acknowledged before me this 2nd day of September, 2021, by Robert D. Hampton, Manager of Hampton, L.L.C., a Nebraska limited liability company, Manager of Pine Lake Development, L.L.C., a Nebraska limited liability company, on behalf of the limited liability company.

Krishal Meader
Notary Public



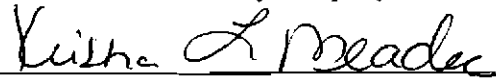
"LOT OWNERS"

KROEKER & GUBSER DEVELOPMENT,
LLC, a Nebraska limited liability company

By: 
Douglas G. Kroeker, Manager

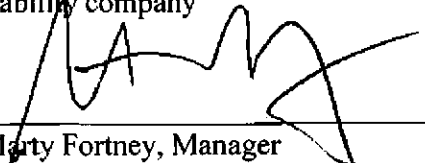
STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 7th day of September, 2021, by Douglas G. Kroeker, Manager of Kroeker & Gubser Development, LLC, a Nebraska limited liability company, on behalf of the limited liability company.


Notary Public

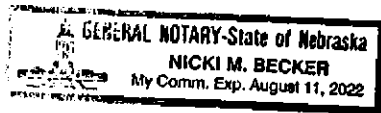


LIVE WELL DESIGNS, LLC, a Nebraska
limited liability company

By: 
Marty Fortney, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 2nd day of September, 2021, by Marty Fortney, Manager of Live Well Designs, LLC, a Nebraska limited liability company, on behalf of the limited liability company.




Notary Public

NCD-1 INC., a Nebraska Corporation

By: 
Brandon Nelson, President

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 9th day of September, 2021, by Brandon Nelson, President of NCD-1 Inc., a Nebraska corporation, on behalf of the corporation.



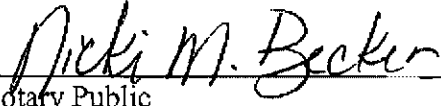

Notary Public

EXHIBIT "A"
THE PROPERTY AND COMMON AREA

COTTAGE LOTS:

Lots 1-9, Block 3; Lots 5-12, Block 4; and Lots 1-3, Block 5; Garden View at Vintage Heights 1st Addition, Lincoln, Lancaster County, Nebraska

Lots 1-8, Block 1; Lots 11-25, Block 2; and Lots 1-12, Block 3; Garden View at Vintage Heights 2nd Addition, Lincoln, Lancaster County, Nebraska

COTTAGE COMMON AREA:

Outlots A, B and C, Garden View at Vintage Heights 1st Addition, Lincoln, Lancaster County, Nebraska

Outlots A, B and F, Garden View at Vintage Heights 2nd Addition, Lincoln, Lancaster County, Nebraska

PRIVATE DRIVE AND PARKING:

Outlot D, Garden View at Vintage Heights 1st Addition, Lincoln, Lancaster County, Nebraska

Outlots D and E, Garden View at Vintage Heights 2nd Addition, Lincoln, Lancaster County, Nebraska

TOWNHOME LOTS:

Lots 1-12, Garden View at Vintage Heights Addition, Lincoln, Lancaster County, Nebraska; and

Lots 1-19, Block 1; Lots 1-14, Block 2; Lots 1-4, 13 and 14, Block 4, Garden View at Vintage Heights 1st Addition, Lincoln, Lancaster County, Nebraska

Lot 1-10, and 26-40, Block 2; Garden View at Vintage Heights 2nd Addition, Lincoln, Lancaster County, Nebraska