

After recording return to:

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

**SECOND 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”), is the owner of Lots 1-10, Block 1; Lots 1-12, Block 2; and Outlots A and C, Garden View at Vintage Heights 3rd Addition; and Lots 1, 2 and 3, Garden View at Vintage Heights 4th Addition; all located in Lincoln, Lancaster County, Nebraska (collectively the “Replatted Property”); and

WHEREAS, Declarant desires to change the designations of the Replatted Property which were set forth in the First Amendment to 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 17, 2021, as Instrument No. 2021056192 (“First Amendment”), which added the Replatted Property, along with other property, to 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 (“Original Declaration”); and

WHEREAS, the Original Declaration and First Amendment are hereinafter collectively referred to as the “Declaration”; and

WHEREAS, the Declaration expressly reserves to Declarant the right to amend the Declaration for a period of ten years from the date of the Original Declaration.

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

1. The designations of the Replatted Property are hereby amended as set forth on Exhibit “A”, which is attached hereto and incorporated herein by this reference.

2. Exhibit “A” attached to this Second Amendment amends and replaces Exhibit “A” from the Original Declaration and the First Amendment.

GAVIVIHE1
GAVIVIHE2
1
GAVIVIHE3
NO
GAVIVIHE4

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; and Lots 11-12, Block 2; 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

Outlot A, Garden View at Vintage Heights 2nd Addition, Lincoln, Lancaster County, Nebraska

Outlot A, Garden View at Vintage Heights 3rd 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

Outlot C, Garden View at Vintage Heights 3rd 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

Lots 1-10, Block 1; and Lots 1-12, Block 2; Garden View at Vintage Heights 3rd Addition, Lincoln, Lancaster County, Nebraska

Lots 1-3, Garden View at Vintage Heights 4th Addition, Lincoln, Lancaster County, Nebraska