

FILED SARPY CO. NE.
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2001-36492
2001 NOV -6 P 2:48

Sharon J. Dowling
REGISTER OF DEEDS

Counter *RR*
Verify *RR*
D.E. *SR*
Proof *D*
Fee \$ 23.00
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FOURTH AMENDMENT TO PROTECTIVE COVENANTS

THIS FOURTH AMENDMENT TO PROTECTIVE COVENANTS is made the date hereinafter set forth by Hidden Valley Ranches, Inc., a Nebraska corporation.

RECITALS

A. On November 6, 1996, a document entitled Declaration of Covenants, Conditions, Restrictions and Easements of Hidden Valley Ranches, a Subdivision in Sarpy County, Nebraska (hereinafter the "Declaration") for Lots One (1) through Twenty-six (26), inclusive, in Hidden Valley Ranches, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, was recorded by Hidden Valley Ranches, Inc., a Nebraska corporation, Declarant, in the office of the Register of Deeds of Sarpy County, Nebraska as Instrument No. 96-022962.

B. Article IV. Paragraph 2. of the Declaration provide that the covenants and restrictions of the Declaration may be amended by the 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 following November 6, 1996.

C. On August 31, 1999, a document entitled Amendment to Protective Covenants (hereinafter the "First Amendment") was recorded by Hidden Valley Ranches, Inc., a Nebraska corporation, Declarant, in the office of the Register of Deeds of Sarpy County, Nebraska as Instrument No. 99-027512; on November 12, 1999, a document entitled Amendment to Protective Covenants (hereinafter the "Second Amendment") was recorded by Hidden Valley Ranches, Inc., a Nebraska corporation, Declarant, in the office of the Register of Deeds of Sarpy County, Nebraska as Instrument No. 99-034640; on October 24, 2001, a document entitled Third Amendment to Protective Covenants (hereinafter the "Third Amendment") was recorded by Hidden Valley Ranches, Inc., a Nebraska corporation, Declarant, in the office of the Register of Deeds of Sarpy County, Nebraska as Instrument No. 2001-34797.

NOW, THEREFORE, Declarant hereby declares that the Declaration recorded on November 8, 1996 as Instrument No. 96-022962 in the office of the Register of Deeds of Sarpy County, Nebraska, the First Amendment, and the Second Amendment, and the Third Amendment should be and hereby are amended in the following manner:

1. By deleting therefrom paragraph 25 of Article I and adding in its place and stead the following:

Declarant has caused the construction and installation of three private water distribution systems to serve the lots in Hidden Valley Ranches. Each Lot, that has not installed its own well for water usage, shall be required to connect to the private water distribution system designated by the Declarant to serve such Lot and be bound by reasonable rules, regulations and charges relating to the use of the water distribution system, as established by the owner of said private water distribution system. The owner of said private water distribution system shall charge a Five Hundred and no/100 Dollars (\$500.00) per Lot hook-up fee to the Owner of any Lot that has hooked-up. A minimum per Lot charge of Ten and no/100 Dollars (\$10.00) per month will be charged for water usage by the owner of said water distribution system to each Lot that has hooked-up to the system. In the event that a Lot with its own well ceases to use said well for water usage, such Lot shall be entitled to and required to hook into the water distribution system serving said Lot upon payment of the hook-up fee and a reasonable, pro-rata charge for any capital improvements made to said water distribution system within the past five (5) years.

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FULLENKAMP, DOYLE & JOBEUN
11440 WEST CENTER ROAD
OMAHA, NEBRASKA 68144-4482

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Upon such connection, such Lot shall be bound by all assessments made by the Association serving the Lot that are within the powers conferred by this Declaration.

By deleting therefrom Paragraph 5 of Article II and adding in its place and stead the following:

5. Abatement of Dues and Assessments. Notwithstanding any other provision of this Declaration, the Board of Directors shall abate all dues and assessments as to any Lot during the period such Lot is owned by the Declarant, and shall abate all dues and assessments due in respect to any Lot during the period such Lot is receiving water from its own well and not hooked into the private water distribution system owned by the Association. The Board of Directors may abate all or part of the dues or assessments due in respect of any other Lot.

All other terms of said Declaration shall remain in full force and effect.

Dated this 5 day of November 2001.

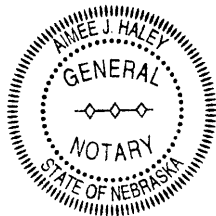
HIDDEN VALLEY RANCHES, INC, a Nebraska corporation, Declarant,

By

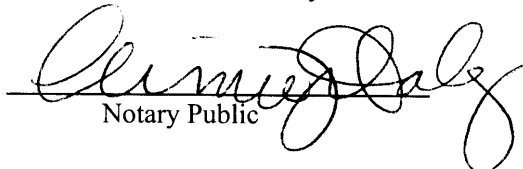

TIMOTHY W. YOUNG, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 5 day of November 2001, the foregoing instrument was acknowledged before me, a Notary Public, by Timothy W. Young, President of Hidden Valley Ranches, Inc., a Nebraska corporation, known to me to be said person who acknowledged the execution hereof to be his voluntary act and deed on behalf of said corporation.



MY COMMISSION EXPIRES:
May 26, 2002


Notary Public