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Lancaster County, NE Assessor/Register of Deeds Office AMDCOV

Pages: 2

**ADDITION OF 6<sup>TH</sup> ADDITION LOTS AND OUTLOT  
TO  
DECLARATION OF COVENANTS AND RESTRICTIONS**

Heritage Lakes, LLC, a Nebraska limited liability company ("**Developer**"), is the owner of the following real property:

Lots 1-8, Block 1, and Lots 1-12, Block 2, all in Hillcrest CC 6<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska (the "**Lots**") and Outlot A, Hillcrest CC 6<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska (the "**Outlot**").

Existing Covenants

A Declaration of Covenants and Restrictions have been established and recorded on August 27, 2019 with the Lancaster County, Nebraska Register of Deeds as Instrument No.: 2019032688 and additional property was added pursuant to a Declaration of Covenants and Restrictions (Adding 5<sup>th</sup> Addition Lots and Road) recorded on October 4, 2021 with the Lancaster County, Nebraska Register of Deeds as Instrument No.: 2021058882 (the "**Covenants**") on the following properties:

Outlots B, C and D, all in Hillcrest CC Addition, Lincoln, Lancaster County, Nebraska;

Lots 1-26, Block 1, Lots 1-6, Block 2, Lots 1-12, Block 3, Lots 1-18, Block 4 and Lots 1-8, Block 5 and Outlots A, B and C, all in Hillcrest CC 1<sup>st</sup> Addition, Lincoln, Lancaster County, Nebraska; and

Lots 1-7, Block 1, Lots 1-7, Block 2 and Outlot B, all in Hillcrest CC 5<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska.

Lots 14 and 15, Block 1, in Hillcrest CC 1<sup>st</sup> Addition, Lincoln, Lancaster County, Nebraska have been replated and are now known as Lots 1 and 2, in Hillcrest CC 4<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska.

Additional Properties

Pursuant to Paragraph 28 of the Covenants, (a) the Lots and Outlot are hereby added to, bound by, and are hereby made subject to, the Covenants, which Covenants by this reference are incorporated herein, (b) Lots 1-10, Block 2, Hillcrest CC 6<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska are hereby designated as Category B House Properties in the Covenants, (c) Lots 1-8, Block 1 and Lots 11 and 12, Block 2, all in Hillcrest CC 6<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska are hereby designated as Category B Townhome Properties in the Covenants and (d) the Outlot is hereby designated as Commons in the Covenants.

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IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date set forth below.

Heritage Lakes, LLC  
By: HB II, Inc., manager

By: Gary Kort  
Gary Kort, President

STATE OF NEBRASKA                    )  
  ) ss.  
COUNTY OF LANCASTER            )

The foregoing instrument was acknowledged before me on July 21, 2022, by Gary Kort as President of HB II, Inc., a Nebraska corporation and manager of Heritage Lakes, LLC, a Nebraska limited liability company, on behalf of the company.



Monika Feess  
Notary Public

After Recording Return to:  
O'Neill, Heinrich, Damkroger,  
Bergmeyer & Shultz, P.C., LLO  
Attn: Tim O'Neill  
800 Lincoln Square  
121 S. 13<sup>th</sup> Street  
Lincoln, NE 68508