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THIRD AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR
NORTHWOODS ESTATES LOTS 1 THROUGH 20 INCLUSIVE
AND OUTLOTS A THROUGH K INCLUSIVE AS SURVEYED,
PLATTED AND RECORDED IN WASHINGTON COUNTY,
NEBRASKA

COMES NOW Northwoods Estates, Inc., the Declarant under a Declaration of Covenants, Conditions, Restrictions, and Easements for Northwoods Estates Lots 1 through 20, which original Declaration was filed and recorded in Book 246 at Pages 238 through 258 in the Numerical Index at Washington County, Nebraska filed on the 3rd of November, 1995, and amended on the 9th of February, 1996 by filing such Amendment at Book 249, Page 358 in the Numerical Index at Washington County, Nebraska and furthermore amended on the 27th day of March, 1998 by filing a Second Amendment in Book 279 at Pages 686 through 690 in the Numerical Index at Washington County, Nebraska and pursuant to ARTICLE XI, Section 2, of such Declaration hereby amends for a third time the Declaration as follows:

ORIGINAL ARTICLE VIII entitled COMMON SCHEME RESTRICTIONS, Sub-Paragraph (k) is hereby amended to read as follows:

(k) Except as hereinafter provided (in sub-paragraphs 1 through 8), no sign, billboard or other structure for advertising, the display of advertising material or any kind of notice or announcement shall be erected, altered, placed or permitted to remain on any Lot.

Exceptions to this restriction are as follows:

1) Real estate for-sale or for-rent signs of a size no greater than 4.5 square feet shall be permitted temporarily in the yards of Living Units which are being offered for sale or rent.

COMPOSITE SYSTEM
A. THOMAS
H. H. H. H.

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Recorded /
General /
Numerical /
Photostat /
Proof /

STATE OF NEBRASKA COUNTY OF WASHINGTON) SS 985364
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 6th DAY OF November A.D. 19 98
AT 10:15 O'CLOCK a M. AND RECORDED IN BOOK
291 AT PAGE 583-588
CLERK Charlatted Petersen
Haren Macdon

2) Thirty (30) days prior to a primary or general election an Owner of a Lot may post signs which endorse or oppose the election of a candidate, an initiative or referendum, but only to the extent that such signs relate directly to issues in which the Lot Owner is entitled to vote upon. Such signs shall only be yard signs that are to be secured into the ground through the use of a wooden or metal stake(s) no greater than three (3) feet in length and the sign itself shall be no greater than thirty (30) inches in height and thirty-six (36) inches in width. The sign must be removed within seven (7) days after the election. No more than one (1) sign for each candidate, initiative or referendum shall be allowed on each Living Unit Lot with a maximum of three (3) yard signs to be displayed at any one time on any Living Unit Lot. On non-Living Unit Lots, the maximum number of yard signs to be displayed at any one time shall be two (2).

3) The following type of signs shall be permitted subject however to the Board of Directors approval or approval by a committee appointed by such Board of Directors which shall review and approve sign(s) and the location of such sign(s) on Lots

in which there is an occupied Living Unit. The type of sign which shall be permitted by the Board or committee includes addresses, property name, names of occupants, security protection signs and gate operational signs.

4) The Board of Directors or an appointed committee shall within thirty (30) days following the filing of this Third Amendment to Declaration of Covenants select uniform "Private Property" signs which will be made available for purchase by Owners of undeveloped Lots or by Owners of Lots abutting the development's common property walking paths. These "Private Property" signs shall provide notice to other homeowners, guests, visitors or third parties, that certain parcels of land are privately owned and not part of the Common Properties. Each Lot Owner shall be entitled to purchase "Private Property" signs for his/her undeveloped Lot line that faces a designated roadway within the Northwoods Estates development. Furthermore, on the rear property lines of properties that abut common area walk ways, Lot Owners shall be entitled to purchase "Private Property" signs. The Board of Directors or a committee if so

appointed, shall advise in writing each Lot Owner, the number of "Private Property" signs that the Lot Owner will be entitled to have. Furthermore, the Board of Directors shall generally indicate to the Lot Owner where such "Private Property" signs will be posted. The purpose of the "Private Property" signs will be to provide a conspicuous notice to all who would happen upon the property.

5) The Board of Directors or a committee appointed by the Board of Directors shall be responsible for the posting of "Private Property" signs and exterior signs surrounding the Common Properties of the development which will provide notice against trespassing, such signs shall be posted as necessary to deter trespassing or interference with the Homeowners use and enjoyment of the Common Properties.

6) No sign, billboard or other structure shall be allowed to be erected, placed or permitted to remain on any Common Properties which sign, billboard or other structure has for its purpose the endorsement or opposition of any political candidate, issue or referendum.

7) No sign, billboard or other structure shall be allowed to be

587

erected, placed or permitted to remain on the Common Properties located to the west of the gate entrance to the development except for regulatory signs designed for public safety including but not limited to usual and customary traffic control, speed and directional signs, utility location signs, public safety signs, no trespassing signs, private property signs and signs which prohibit soliciting. The signs identified within this sub-paragraph shall be erected and maintained on the Common Properties as prescribed by the Board of Directors of the Homeowners Association unless such authority is delegated to a committee appointed by the Board of Directors.

8) The restrictions regarding signs (sub-paragraph k) shall not prohibit: (i) the Declarant from posting or displaying commercial marketing signs east of the gate entrance to the development; (ii) the Declarant from posting one informational sign on Lots remaining to be sold by the Declarant the dimensions of which sign will be 12 inches by 12 inches with such sign displaying the number of acres, Lot number and general diagram of the Lot; (iii) the Declarant, a contractor or sub-contractor from

587

588

posting commercial development signs on a Lot which a Living Unit is being constructed (no earlier than commencement of construction) provided however, that such signs shall not exceed five (5) in number, shall not be more than one (1) per Declarant, contractor or sub-contractor and, not exceed three (3) feet by four (4) feet in dimension. Such signs shall be removed when the Living Unit has been completed and has received a final inspection certificate issued by the building inspector.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 5 day of NOVEMBER, 1998.

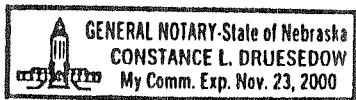
NORTHWOODS ESTATES, INC.,
a Nebraska Corporation,

By: [Signature]
Its President

STATE OF NEBRASKA)
) ss
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 5 day of November, 1998 by Curt Zofec on behalf of Northwoods Estates, Inc., a Nebraska corporation, on behalf of the corporation.

Constance L. Druesedow
Notary Public



588