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**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS OF PACIFIC WOODS
TOWNHOMES, a portion of the Pacific Woods Subdivision in Douglas County, Nebraska**

This First Amendment to Declaration ("Amendment") is made to the Declaration of Covenants, Conditions, Restrictions and Easements filed on February 22, 2007 in the office of the Register of Deeds of Douglas County, Nebraska as Instrument No. 2007-020934 (the "Declaration") by Pacific Woods Townhome Owners Association, Inc., a Nebraska nonprofit corporation, (hereinafter the "Successor Declarant").

Preliminary Statement

A. The Successor Declarant is the holder of the Declarant's rights under the Declaration due to the operation of Article IV Section 3 of the Declaration and the Notice of Termination of Declarant's Rights filed with Successor Declarant by Lifestyle Homes, Co., a Nebraska corporation, the original Declarant, ("Original Declarant") with regard to the following described real estate:

Lots 1-30, inclusive, in PACIFIC WOODS, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

B. Successor Declarant desires to amend the Declaration for purposes of providing for the continued abatement of dues and assessments assessed against lots formerly owned by the Original Declarant.

C. Successor Declarant desires to amend the Declaration to adjust the amount of dues payable for calendar year 2010 and thereafter.

NOW, THEREFORE, pursuant to the authority granted to the Declarant in Article IV Section 2 of the Declaration, Successor Declarant hereby amends and supplements the Declaration as follows:

1. Article II, Section 8 is amended by striking said subparagraph in its entirety and substituting the following as new Section 8:

8. Abatement and Proration of Dues and Assessments. Notwithstanding any other provision of this Declaration, one hundred percent (100%) of the dues or assessments due in respect of Lots 1, 8 through 14, 17 through 27, 29 and 30, Pacific Woods, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, previously owned by the Original Declarant ("collectively the "Exempt Lots" and individually an "Exempt Lot"), the title to which have been acquired by Original Declarant's lender through foreclosure of a deed of trust granted by the Original Declarant ("Lender"), are abated until, as to each such Exempt Lot, the earlier of a) nine (9) months from the date construction of footings is commenced on such Exempt Lot, b) completion of the City of Omaha's final building inspection of the residence constructed on such Exempt Lot, or c) recording of a deed transferring ownership of an Exempt Lot to any person or entity which intends to use or occupy or allow the use and occupancy of the structure constructed or to be constructed on such Exempt Lot as a single family residence. Dues and assessments shall be prorated on a monthly basis.

2. Article II, Section 11 is amended by striking the original Section 11 in its entirety and substituting therefore the following:

11. Maximum Annual Dues. Unless excess dues have been authorized by the Members in accordance with Section 12 below, the aggregate dues which may be due and payable in any year shall not exceed the greater of:


- A. Beginning January 1, 2007, Seven Hundred Twenty (\$720) per lot.
- B. In the calendar year beginning January 1, 2008, One Thousand Eighty Dollars (\$1,080) per lot.
- C. In the calendar year beginning January 1, 2009, One Thousand Five Hundred Dollars (\$1,500) per lot.
- D. In the calendar year beginning January 1, 2010, One Thousand Five Hundred Dollars (\$1,500) per lot.
- E. In each calendar year beginning on January 1, 2011, and thereafter, one hundred ten (110%) percent of the aggregate dues charged in the previous calendar year.

3. This Amendment is effective and is in full force and effect as of January 21, 2010.

4. Except as modified herein, the Declaration shall remain in full force and effect as previously recorded.

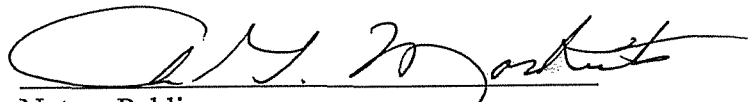
IN WITNESS WHEREOF, the Successor Declarant has caused this First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements to be executed this 11th day of March, 2010, to be effective as of January 21, 2010.

PACIFIC WOODS TOWNHOME
OWNERS ASSOCIATION,
a Nebraska nonprofit corporation,
Successor Declarant

By: 
Kent Schneider, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 11th day of March, 2010 by Kent Schneider, the President of Pacific Woods Townhome Owners Association, Inc., a Nebraska nonprofit corporation, on behalf of the corporation.


Notary Public

