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FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR PICKARD SCHOOL SQUARE TOWNHOMES ASSOCIATION, INC.

This First Amendment is entered into on the date hereinafter set forth among the undersigned Owners to amend the Declaration of Covenants, Conditions, Restrictions and Easements for Pickard School Square Townhomes Association, Inc. (the "Declaration") dated June 13, 1984, recorded in Book 712, Page 395 of the Register of Deeds, Douglas County, Nebraska. All undefined capitalized terms used herein shall have the meanings assigned to such terms in the Declaration.

WITNESSETH:

WHEREAS, the Declaration, in Article VI, Section 5, restricts the use of special assessments by the Association to capital improvements within a driveway, ingress and egress easements, or utility easements; and

WHEREAS, the Owners desire to authorize the Association to levy special assessments, with the written approval of at least two-thirds of the Owners, for any expenditure included in the budget adopted for the year in which such special assessment is to be levied;


Now, THEREFORE, the Declaration is amended as follows:

Section 1. Amendment To Article VI, Section 5. Article VI, Section 5 of the Declaration is hereby amended by deleting such section in its entirety and inserting in lieu thereof the following:

"Section 5. Special Assessments. In addition to the interim and annual assessments authorized above, the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying the cost of any expenditure included in the budget adopted for that year; provided that any such special assessment shall have the assent in writing of two-thirds of Owners voting in person or by proxy at a meeting duly called for the purpose of approving such special assessment.

Section 2. Effective. This First Amendment shall take effect immediately upon its execution by the Owners of not less than two-thirds of the Lots subject to the Declaration and its recordation.

IN WITNESS WHEREOF, the undersigned Owners have executed this First Amendment To Declaration of Covenants, Conditions, Restrictions and Easements For Pickard School Square Townhomes Association, Inc. as of December 6, 1990.


President
LEON E. FITZPATRICK
(print name)

Leon E. FITZPATRICK
6207 DODD AVE PLAZA

State of Nebraska
County of Douglas

The foregoing instrument was acknowledged before me on December 6,
1990 by Ken F. Patrick

Patricia A. Hughes
Notary Public



Notarial Seal

Lots 2 thru 9 & Lot 10 except

described as follows: Beginning at the southwest corner of
said Lot 10; thence N0°0'33"E (bearings based on Pickard
School Square recorded plat) for 130.25 feet to the north-
west corner of said Lot 10; thence S89°46'04"E for 26.74
feet to the northeast corner of said Lot 10; thence
S0°0'0"E for 130.26 feet along the east line of said
Lot 10 to the south line of said Lot 10; thence N89°46'04"
W for 26.74 feet to the point of beginning.

in Pickard School Square

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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

25468 man

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