

SUPPLEMENTARY DECLARATION

PICKARD SCHOOL SQUARE TOWNHOMES

Lots Two (2) Through Five (5) inclusive, Pickard School Square, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

THIS SUPPLEMENTARY DECLARATION, made NOVEMBER 22, 1985, by NOVOTNY BUILDERS, INC., a Nebraska business corporation with its registered office in Omaha, Douglas County, Nebraska, hereafter called "Declarant",

WITNESSETH:

WHEREAS, Declarant is the owner of Lot Five (5), Pickard School Square, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, and

WHEREAS, Declarant has heretofore agreed, pursuant to Declaration executed June 13, 1984, that Lots Two (2) through Four (4) inclusive, Pickard School Square, were subject to certain conditions and other terms set out in said Declaration, which Declaration was recorded at Book 712, Page 395, of the Miscellaneous Records of the Register of Deeds, Douglas County, Nebraska, and which Declaration provided for extension of the conditions and other terms set out therein to additional real property, and

WHEREAS, Declarant desires and does hereby declare that Lot Five (5), Pickard School Square, shall be subject to the conditions and other terms appropriate, convenient, or necessary to preserve and promote its private residential character in conformity to and coordination with the general scheme of

development and use expressed in the Declaration duly recorded at Book 712, Page 395, of the Miscellaneous Records of the Register of Deeds, Douglas County, Nebraska, and

NOW, THEREFORE, in consideration of the matters herein recited and the acceptance of this Supplementary Declaration by Pickard School Square Townhomes Association, Inc., a Nebraska non-profit corporation, hereafter called "Association", Declarant does hereby declare as follows:

1. PROPERTY SUBJECT TO DECLARATION: All real property involved in this Supplemental Declaration, hereafter called "involved property", is and will be acquired, conveyed, devised, inherited, sold, or otherwise transferred and is and will be occupied and used subject to all and each of the conditions and other terms set out in this Supplementary Declaration; and Lots Two (2) through Five (5) inclusive, Pickard School Square, will be subjected to this Supplementary Declaration and, pursuant to Article II of the Declaration executed June 13, 1984 to said Declaration with the express additions and modifications set out in this Supplementary Declaration. Lot Five (5) of Pickard School Squares will be subjected to this Supplementary Declaration. The Lots subject to this Supplementary Declaration are shown and described on Exhibit "A" attached hereto and by this reference incorporated herein.

2. MAINTENANCE: The involved property is and will be subject to all and each of the conditions and other terms of Article III of said Declaration.

3. MEMBERSHIP: The involved property and each Owner is and will be subject to all and each of the conditions and other terms of Article IV of said Declaration.

4. VOTING RIGHTS: Members (Owners) shall be entitled to one vote for each Lot owned pursuant to Article V of said Declaration.

5. COVENANTS FOR MAINTENANCE ASSESSMENTS: The involved property and each Owner is and will be subject to all and each of the conditions and other terms set forth in Article VI of the Declaration.

6. COMMON SCHEME RESTRICTIONS: The restrictions listed in Article VII of the Declaration are imposed as a common scheme upon all Lots for the benefit of each other Lot and may be enforced by any Owner of a Lot or the Association.

7. INSURANCE: Insurance shall be obtained and maintained in accordance with Article VIII of the Declaration.

8. EASEMENTS: The involved property is and will be perpetually, unless any easement thereof is terminated, subject to all and each of easements as more particularly described, and subject to all and each of the conditions and other terms of Article IX of said Declaration.

9. PARTY WALLS: The involved property is and will be subject to all and each of the conditions and other terms of Article X of said Declaration.

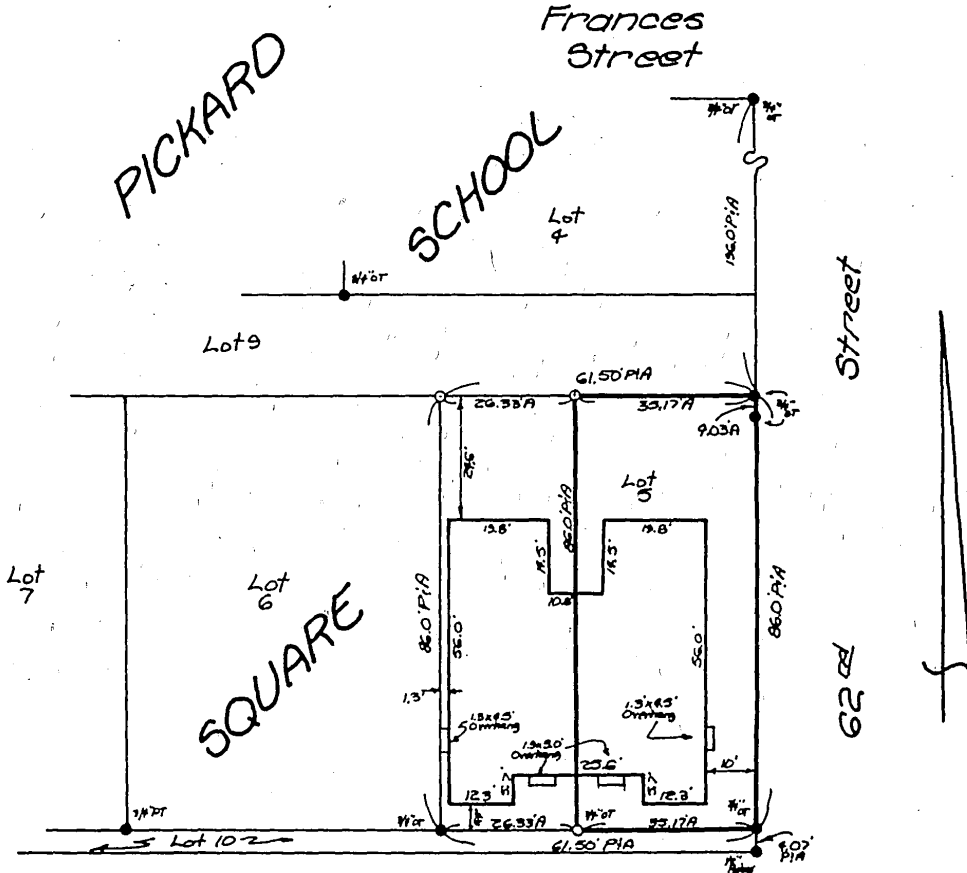
10. GENERAL PROVISIONS: The provisions set forth in Article XI of said Declaration are and will be applicable to the involved property.

11. EXTENSION, MODIFICATION, TERMINATION: The conditions and other terms of this Supplementary Declaration are and will be subject to the following provisions for extension, modification, or termination:

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

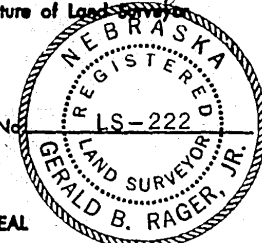
Legal Description The East 35.17 feet of Lot 5, PICKARD SCHOOL SQUARE, an addition in the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

Plat to scale showing tract surveyed with all pertinent points.



Gerald B. Rager, Jr.

Signature of Land Surveyor



SEAL

Job Number 85-1773

DATE RECEIVED: _____ Date: 10-29-85

OFFICIAL ADDRESS: _____

BLDG. PERMIT NO.: _____

Book 85-12 Page 62



lamp, rynearson & associates, inc.
architects engineers surveyors planners

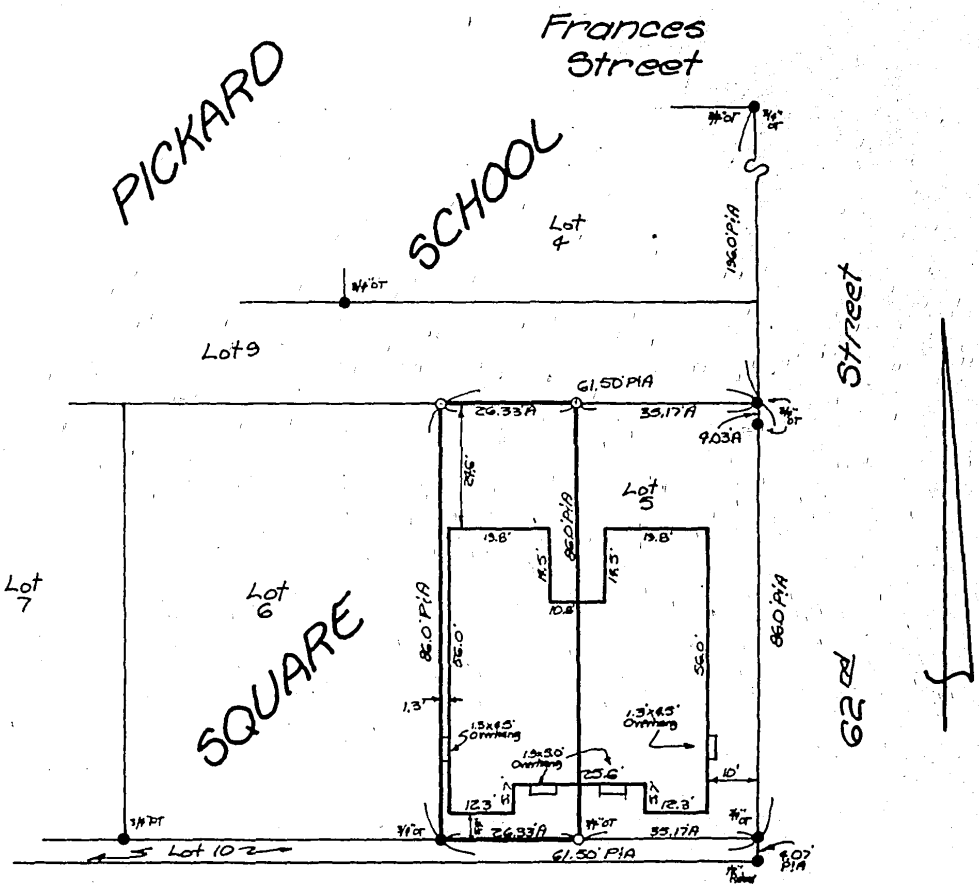
9290 west dodge road omaha, nebraska 68114 402-367-3003
323 w. koonig street grand island, nebraska 68801 308-382-4077

EXHIBIT "A" - Sheet 1

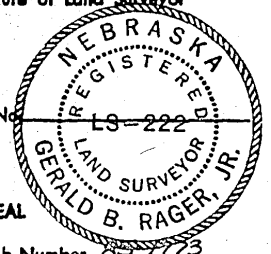
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description Lot 5, except the East 35.17 feet thereof, PICKARD SCHOOL SQUARE, an addition in the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

Plat to scale showing tract surveyed with all pertinent points.



Gerald B. Rager, Jr.
Signature of Land Surveyor



DATE RECEIVED: _____ Date: 10-29-85

OFFICIAL ADDRESS: _____

BLDG. PERMIT NO.: _____

Book 85-12 Page 62

Reg. No. _____
SEAL
Job Number 85-113

lamp, rynearson & associates, inc.
 architects engineers surveyors planners

9280 west dodge road omaha, nebraska 68114 408-397-3003
 323 w. koenig street grand island, nebraska 68801 308-382-4077

EXHIBIT "A" - Sheet 2

