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FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2018-08402

04/20/2018 2:11:13 PM

Lloyd J. Dowling

REGISTER OF DEEDS



**SECOND AMENDMENT TO
 DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS
 FOR PRAIRIE RIDGE LOTS 1 THROUGH 52**

This Second Amendment To Declaration Of Covenants, Easements And Restrictions For Prairie Ridge Lots 1 Through 52 (the "Second Amendment") is made by the undersigned owners of more than 75% of the following described real estate, to wit:

Lots 1 through 52, inclusive, Prairie Ridge, a subdivision, as surveyed, platted and recorded in Sarpy County

WITNESSETH:

WHEREAS, a Declaration Of Covenants, Easements And Restrictions For Prairie Ridge Lots 1 Through 52 ("the Declaration") was recorded in the office of the Register of Deeds of Sarpy County, Nebraska on September 29, 2003, as Instrument No. 200355454, applicable to the Lots; and

WHEREAS, a First Amendment to the aforesaid Declaration was recorded in the office of the Register of Deeds of Sarpy County, Nebraska on December 18, 2003, as Instrument No. 200373097, applicable to the Lots; and

WHEREAS, a Notice of Termination Of Status Of Declarant And Designation Of Successor Declarant Under Declaration Of Covenants, Easements And Restrictions For Prairie Ridge, Lots 1 Through 52 (the "Notice of Termination") was recorded in the office of the Register of Deeds of Sarpy County, Nebraska on July 13, 2015, as Instrument No. 2015-16709, whereby

KWP
**HILLMAN, FORMAN,
 CHILDERS & McCORMACK
 7171 MERCY ROAD, SUITE 650
 OMAHA, NE 68106**

the Estate at Prairie Ridge Homeowners Association was designated Successor Declarant to The Estates at Prairie Ridge, LLC; and

WHEREAS, the Declaration provides, at Article III, Section 3, sentence 2 that the Declaration can be amended by an instrument signed by not less than 75% of the owners of property subject to the Declaration at such time as the Declarant no longer owns a Lot in the subdivision; and

WHEREAS, the Declarant no longer owns a Lot in the subdivision; and

WHEREAS, the undersigned, as owners of more than 75% of the Lots subject to the Declaration, desire to amend the Declaration by making certain amendments thereto,

NOW, THEREFORE, in consideration of the foregoing Recitals, the undersigned hereby revises the following provisions of the Declaration as follows:

- 1. The paragraph following the Third Recital on page 1 is amended to state as follows:

“NOW, THEREFORE, for and in consideration of the premises, easements, covenants, conditions, restrictions, and encumbrances contained herein, the sufficient of which is hereby acknowledged, Declarant hereby agrees that the Lots be subject to the following Declaration of Covenants, Easements And Restrictions (“Declaration”) all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Lots:”

- 2. Article I, Section 2 and subsections a. and b. thereof, are amended to state as follows:

“2. No residence, building, fence, wall, driveway, patio, patio enclosure, swimming pool, dog house, tree house, pool house, antenna, satellite receiving station, dish or disc, flag pole, solar heating or cooling device, tool or storage shed, landscaping component, or other external improvement, including painting, repainting, staining or restaining (hereinafter referred to as any “Improvement”) shall be constructed, erected, placed, modified, or permitted to remain on any Lot nor shall any grading or excavation for any Improvement be commenced, except Improvements which have been approved by Successor Declarant as follows:

- a. A Lot owner desiring to construct, erect, place or modify an Improvement on a Lot shall submit construction plans to Declarant, which plans shall include such of the following as shall be appropriate given the nature of the Improvement: (i) a site plan showing the size and

location of the proposed Improvement on the Lot; (ii) if the Improvement involves a building on the Lot, exterior elevations of all sides of the building including flues and chimneys; type, extent and color of exterior surface materials including roofing; a floor plan; a foundation plan; a plot plan; a drainage plan; and the location and composition of any septic system applicable thereto. Concurrent with the submission of the above-described materials, the Lot owner shall notify Declarant of the Lot owner's mailing address. Plans submitted to Successor Declarant will not be returned to the Lot owner.

- b. The decision to approve or disapprove a proposed Improvement shall be exercised by Declarant in Declarant's absolute and sole discretion. Declarant shall consider general appearance, exterior color or colors, architectural character and harmony of external design with other Improvements in the subdivision. Only exterior colors of certain natural hues or other unobtrusive colors as determined by Declarant in Declarant's sole discretion will be acceptable. All Improvements must be kept in good condition and not allowed to deteriorate causing an appearance or suitability that is unacceptable as determined by Declarant at its reasonable discretion."

3. Article III, Section 3, sentence 3 is amended to state as follows:

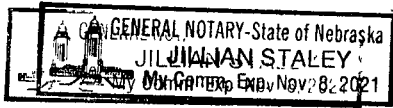
"This Declaration shall run with and shall bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time this Declaration shall be automatically extended for successive periods of ten (10) years, unless an instrument terminating this Declaration signed by the owners of seventy-five (75%) or more of the Lots is recorded prior to the commencement of any such ten (10) year period."

4. The term "Declarant" shall, when appearing in this document, encompass the term "Successor Declarant" where required by context in the wake of the filing of the Notice of Termination as referenced above.

5. All provisions of the Declaration not specifically modified by the provisions of the above-referenced First Amendment and the provisions of this Second Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, owners of the Lots set opposite their respective names, do hereby signify their approval of and consent to the above and foregoing Second Amendment To Declaration Of Covenants, Easements And Restrictions For Prairie Ridge Lots 1 Through 52 on the dates indicated hereafter.

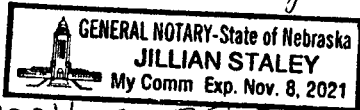
Lot #	Address	Notary	Owner(s)
1	23682 Prairie Ridge Rd	Jillian Staley My Comm Exp Nov 8, 2021 4-15-18	[Signature]
2	23634 Prairie Ridge Rd	Jillian Staley My Comm Exp Nov 8, 2021 4-15-18	[Signature]
3	23606 Prairie Ridge Rd	Jillian Staley My Comm Exp Nov 8, 2021 4-12-18	[Signature]
4	23528 Prairie Ridge Rd	Jillian Staley My Comm Exp Nov 8, 2021 4-8-18	Judy Graham 4-12-18 Susan Ephiel 4-8-18, trustee
5	23506 Prairie Ridge Rd	Terry A. Stueckrath My Comm. Exp. February 8, 2020 4-19-18	[Signature] 4-8-18 Pamela J. [Signature] 4-8-18
6	23442 PRAIRIE RIDGE ROAD	Terry A. Stueckrath My Comm. Exp. February 8, 2020 4-19-18	[Signature]
7	23426 Prairie Ridge Rd	Jillian Staley My Comm Exp Nov 8, 2021 4-12-18	Steve Fogle Peggy C. McElhara Trustee Peggy C. McElhara Rev. Trust Oct 26, 2006
8	23314 Prairie Ridge Rd	Jillian Staley My Comm. Exp. Nov. 8, 2021 4-15-18	John M. [Signature] Deborah [Signature] Thomas [Signature]
9	23208 Prairie Ridge Road	Jillian Staley My Comm Exp Nov 8, 2021 4-8-18	[Signature]
10	23205 Prairie Ridge Rd	Jillian Staley My Comm Exp Nov 8, 2021 4-8-18	Paul J. Hollendek TRUSTEE 4-8-18 Susan M. Hollendek trustee 4-8-18



Jillian Staley 4-8-18

11 23317 Prairie Ridge Rd

Phil Hollenbeck TRUSTEE 4-8-18



Jillian Staley 4-15-18

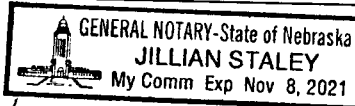
12 10211 S. 233 Circle

Susan Hollenbeck 4-8-18 trustee

John Schacker 4-15-18

only her name on Land LOT

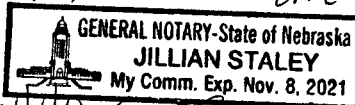
13 10323 S. 233 Circle



Jillian Staley 4-8-18

14 10439 A. 233 Circle

3/11/18 4-8-18



Jillian Staley 4-12-18

15 10440 S. 233 Circle

4-8-18

Christine Decker

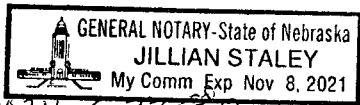


Jillian Staley 4-8-18

16 10329 S. 233 Circle

Passed away.

Paul & Lisa 4-8-18



Jillian Staley 4-8-18

17 10216 S. 233 Circle

Theresa Wise 4-8-18

Stephanie Gurdig 4/8/18

Kyle Gurdig 4/8/18

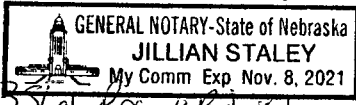
18



Jillian Staley 4-8-18

19 23533 Prairie Ridge Rd

Alvin Wenzel 4-8-18



Jillian Staley 4-8-18

20 23501 Prairie Ridge Rd

Mark Schubert 4-8-18

Paul Staley 4-8-18 trustee

Stacy Schubert 4-8-18 trustee

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp Nov 8, 2021

Jillian 4-8-18
JS

21 23579 Prairie Ridge Rd.

Andrew M. Drake 4-8-18

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp. Nov. 8, 2021

Jillian 4-12-18
JS

22 23591 Prairie Ridge Rd.

Jessie C. Drake 4-8-18
• Julie Fuchs 4-12-18

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp. Nov. 8, 2021

Jillian 4-15-18
JS

23 23466 Lincoln Rd.

• Sharon Fuchs 4-12-18
• David L. Stone 4/15/18

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp Nov 8, 2021

Jillian 4-8-18
JS

24 23120 Lincoln Rd.

• Brenda L. Stone 4/15/18
Ja. K. Stone 4/8/18
Carrie R. Carson 4-8-18

25

26

27

28 22810 Lincoln Rd.

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp Nov 8, 2021

Jillian 4-8-18
JS

29 10413 S. 232 St.

Jason J. Daniel 4-8-18

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp. Nov. 8, 2021

Jillian 4-8-18
JS

30 10355 S. 232 St.

• J. Daniel 4-8-18
Mia Kohlmeier 4-8-18
Randy Kellen 4-8-18

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp Nov 8, 2021

Jilliam
4-8-18

31 10327 S 232 Street

Jane Z Hughes 4/8/18

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm. Exp. Nov. 8, 2021

Jilliam
4-15-18

32 10263 S. 232 St.

Ated C.M. Keppers 4/8/18

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp. Nov. 8, 2021

Jilliam
4-12-18

33 10239 S. 232 ST

• Mary A. Polling

• ~~_____~~

• Aamine Arkfeld

• ~~_____~~

34

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp. Nov. 8, 2021

Jilliam
4-15-18

35 10147 S. 232 St

• Jillian Boyd Trustee

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp Nov 8, 2021

Jilliam
4-15-18

36 22912 Prairie Ridge Rd.

• ~~_____~~ Trustee

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp. Nov. 8, 2021

Jilliam
4-15-18

37 23068 Prairie Ridge Rd.

• ~~_____~~ Trustee

~~_____~~

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm. Exp Nov 8, 2021

Jilliam
4-15-18

38 10338 S. 232 St

• Joe R. Thomsen

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm, Exp Nov. 8, 2021

Jilliam
4-12-18

39 10324 S. 232 St

• ~~_____~~

~~_____~~

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp. Nov 8, 2021

Jilliam
4-12-18

40 10219 S. 232 St.

• Ellee Day

~~_____~~

GENERAL NOTARY-State of Nebraska
JILLIAN STALEY
My Comm Exp Nov. 8, 2021

Jilliam
4-8-18

41 10113 S. 230 Circle

• Ellee Day

• ~~_____~~ 4/8/18

• ~~_____~~ 4/8/18

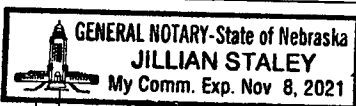


Jillian
4-8-18

42

10260 S 230th Cir

4/8/18



Jillian
4-12-18

43

10144 S. 230 Circle

4/8/18

Trustee
Jeffrey Tucker 4/12/18

Trustee
4/12/18

44

45

9837 S. 232 Circle

46



Jillian
4-15-18

47

9611 S. 232 circle

4/8/18

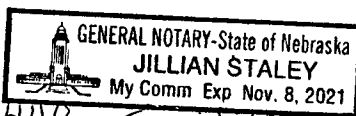


Jillian
4-15-18

4/8/18

48

9505 S. 232 Circle



Jillian
4-16-18

4/8/18

49

9448 S. 232 Circle

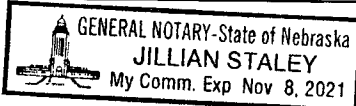


Jillian
4-8-18

4/8/18

50

9336 S. 232 Circle

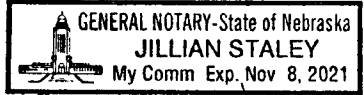


Jillian
4-8-18

4/8/18

51

9224 S 232nd Circle



Jillian
4-8-18

4/8/18

4/8/18

52

9112 S 232nd Cir

4/8/18

4/8/18

STATE OF NEBRASKA)
) ss:
COUNTY OF SARPY)

On this 8 day of April, 2018, before me, a notary public in and for said County and State, personally appeared the following named persons, owners of the Lots in Prairie Ridge, listed next to their respective names, who acknowledged the execution of the above and foregoing document to be their voluntary acts and deeds.

Lot 4 - Susan M. Hemphill Trustee, and her
successor in trust, under the Susan M.
Hemphill Revocable Trust

Lot 10 - 1/2 interest to Rick J. Hollendieck or Susan
M. Hollendieck Trustees of the Rick J.
Hollendieck Trust of 2016 and 1/2 interest
to Rick J. Hollendieck or Susan M. Hollendieck
Trustees of the Susan M. Hollendieck Trust of
2016.

Lot 5 - Pamela Freyer - Reining

Witness my hand and notarial seal the day and year first above written at Gretna, Nebraska.



Jillian Staley
Notary Public
My commission expires: 11-8-21

STATE OF NEBRASKA)
) ss:
COUNTY OF SARPY)

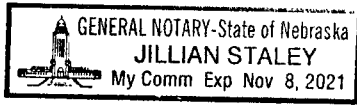
On this 8 day of April, 2018, before me, a notary public in and for said County and State, personally appeared the following named persons, owners of the Lots in Prairie Ridge, listed next to their respective names, who acknowledged the execution of the above and foregoing document to be their voluntary acts and deeds.

Lot 11 - 1/2 interest to Rick J. Hollendieck or
Susan M. Hollendieck Trustees of the
Rick J Hollendieck Trust of 2016 and 1/2
interest to Rick J. Hollendieck or Susan
M. Hollendieck Trustees of the
Susan M. Hollendieck Trust of 2016.

Lot 14 - Zachary Lafferty + Kara Lafferty
Lot 16 - Robert G. Wise + Theresa L. Wise
Lot 17 - Kyle L. Creveling + Stephanie R.
Creveling

Witness my hand and notarial seal the day and year first above written at Gretna, Nebraska.

Jillian Staley
Notary Public



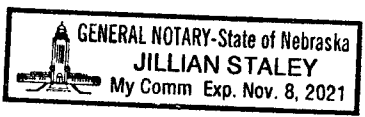
My commission expires: 11-8-21

STATE OF NEBRASKA)
) ss:
COUNTY OF SARPY)

On this 8 day of April, 2018, before me, a notary public in and for said County and State, personally appeared the following named persons, owners of the Lots in Prairie Ridge, listed next to their respective names, who acknowledged the execution of the above and foregoing document to be their voluntary acts and deeds.

- lot 19 - Matthew Wennstedt + Alexis Wennstedt
- lot 20 - 1/2 interest to David J. Hubert trustee
under the David J Hubert trust dated
March 8, 2017 1/2 interest to Staci L.
Hubert trustee under the Staci L. Hubert
Trust dated March 8, 2017.
- lot 21 - Andrew Mark Drake + Jamie Ann Drake
- lot 24 - Jeremy R. Carson + Carrie R. Carson
- lot 29 - Jason L. Daniel + Kristin R. Daniel
- lot 30 - Ronald K. Kohlmeier + Mia M. Kohlmeier

Witness my hand and notarial seal the day and year first above written at Gretna, Nebraska.



Jillian Staley
Notary Public
My commission expires: 11-8-21

STATE OF NEBRASKA)
) ss:
COUNTY OF SARPY)

On this 8 day of April, 2018, before me, a notary public in and for said County and State, personally appeared the following named persons, owners of the Lots in Prairie Ridge, listed next to their respective names, who acknowledged the execution of the above and foregoing document to be their voluntary acts and deeds.

- Lot 31 - James L. Keepers + Astrid E. M. Keepers.
- Lot 41 - Mark A. Burghardt + Kami Jo Burghardt
- Lot 42 - Joseph E. Lang + Melissa S. Lang
- Lot 51 - Richard Johnson + Larissa Johnson
- Lot 52 - Paul Hubert + Carrie Hubert

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Witness my hand and notarial seal the day and year first above written at Gretna, Nebraska.

Jillian A. [Signature]
Notary Public



My commission expires: 11-8-21

STATE OF NEBRASKA)
) ss:
COUNTY OF SARPY)

On this 12 day of April, 2018, before me, a notary public in and for said County and State, personally appeared the following named persons, owners of the Lots in Prairie Ridge, listed next to their respective names, who acknowledged the execution of the above and foregoing document to be their voluntary acts and deeds.

- Lot 3. Joe B. Graham & Judy A. Graham
- Lot 7. Peggy C. McGaha trustee of The Peggy C. McGaha
revocable trust agreement dated October 26, 2006.
- Lot 15. Harlan J. Dessler (Deceased) & Christine M. Dessler
- Lot 22. Shane D. Frahm & Lexie A. H. Frahm
- Lot 33. Shawn M. Arkfeld & Jeanine Arkfeld
- Lot 39. Sean M. Diaz & Ellie B. Diaz
- Lot 40. Sean Diaz & Ellie Diaz
- Lot 43. Jeffrey S. Feuker & Kelly R. Feuker Trustees of the Jeffrey S.
Feuker Living Trust

Witness my hand and notarial seal the day and year first above written at Gretna, Nebraska.



Jillian Staley
Notary Public
My commission expires: 11-8-21

STATE OF NEBRASKA)
) ss:
COUNTY OF SARPY)

On this 15 day of April, 2018, before me, a notary public in and for said County and State, personally appeared the following named persons, owners of the Lots in Prairie Ridge, listed next to their respective names, who acknowledged the execution of the above and foregoing document to be their voluntary acts and deeds.

Lot 1. Rick McCord & Julienne S. McCord

Lot 2. Rick McCord & Julie McCord

Lot 8. Thomas R. Ostdiek & Deborah S. Wille

Lot 12. Jo Ann Schacher

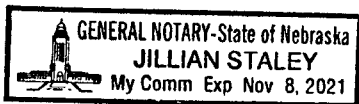
Lot 23. David L. Stone & Brenda L. Stone

Lot 32. Clifton W. Pohling

Lot 35. Jeffrey S. Boyer & Shirley L. Boyer Trustee of the Boyer family Trust executed January 10, 2006.

Lot 36. Jeffrey S. Boyer & Shirley L. Boyer Trustee of the Boyer family Trust executed January 10, 2010

Witness my hand and notarial seal the day and year first above written at Gretna, Nebraska.



Jillian Staley
Notary Public

My commission expires: 11-8-21

STATE OF NEBRASKA)
) ss:
COUNTY OF SARPY)

On this 15 day of April, 2018, before me, a notary public in and for said County and State, personally appeared the following named persons, owners of the Lots in Prairie Ridge, listed next to their respective names, who acknowledged the execution of the above and foregoing document to be their voluntary acts and deeds.

Lot 37. Christopher J. Thompson & Jill R. Thompson

Lot 38. Thomas G. Sparks

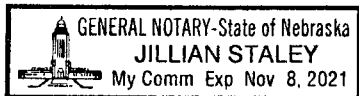
Lot 47. Timothy S. Alvarez & Kerri G. Alvarez

Lot 48. Terry A. Stueckrath & Lori L. Stueckrath

Witness my hand and notarial seal the day and year first above written at Gretna, Nebraska.

Jillian Staley

Notary Public



My commission expires: 11-8-21

STATE OF NEBRASKA)
) ss:
COUNTY OF SARPY)

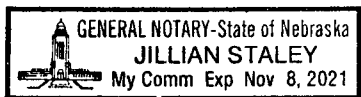
On this 16 day of April, 2018, before me, a notary public in and for said County and State, personally appeared the following named persons, owners of the Lots in Prairie Ridge, listed next to their respective names, who acknowledged the execution of the above and foregoing document to be their voluntary acts and deeds.

Lot 49 - Steven L. Lawrence & Jennifer M. Lawrence

Lot 50 - Jeremy Kyle & Bobbi Jo Kyle

Witness my hand and notarial seal the day and year first above written at Gretna, Nebraska.

Jillian Staley
Notary Public



My commission expires: 11-8-21

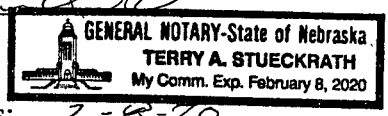
STATE OF NEBRASKA)
) ss:
COUNTY OF SARPY)

On this 19 day of April, 2018, before me, a notary public in and for said County and State, personally appeared the following named persons, owners of the Lots in Prairie Ridge, listed next to their respective names, who acknowledged the execution of the above and foregoing document to be their voluntary acts and deeds.

Lot 5 - Jerry L. Reining
Lot 6 - Michelle Fogle + Stephen Fogle

Witness my hand and notarial seal the day and year first above written at Gretna, Nebraska.

Terry A. Stueckrath
Notary Public



My commission expires: 2-8-20