

FILED SARPY CO. NE.
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2003-73097

2003 DEC 18 P 1:11B

Glenn J. Lawling
REGISTER OF DEEDS

COUNTER 57 B.E. D
VERIFY 7/11 D.E. 7
PROOF 7/11
FEES \$ 31.00
CHECK# 10.58
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ HCR _____

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

This First Amendment to the Declaration of Covenants, Easements and Restrictions for the Prairie Ridge subdivision (this "Amendment") is executed as of the ___ day of November, 2003 by The Estates at Prairie Ridge, LLC, a Nebraska limited liability company (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, a Declaration of Covenants, Easements and Restrictions for the Prairie Ridge subdivision was filed for record by Declarant on September 29, 2003, as Instrument No. 2003-55454 in the office of the Register of Deeds of Sarpy County, Nebraska (the "Declaration"; initially capitalized terms used herein and not otherwise defined herein shall have the meanings set forth in the Declaration); and

WHEREAS, Declarant is the record owner of more than one (1) Lot within the Prairie Ridge subdivision; and

WHEREAS, pursuant to Article III, Section 3 of the Declaration, Declarant desires to amend the Declaration as set forth herein.

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

1. Article I is hereby amended by adding a new Section 21, reading as follows:
 21. Unless otherwise approved in writing by Declarant, no building or structure shall be erected within seventy-five (75) feet from the front Lot line and all Lots shall have a side yard setback of twenty-five (25) feet and a rear yard setback of twenty five (25) feet.
2. Except as otherwise provided in and amended by this Amendment, the Declaration shall remain in full force and effect.

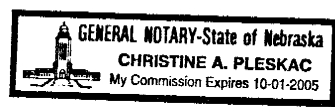
IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed on the day and year first above written.

The Estates at Prairie Ridge, LLC
By: *Stephen M. Huber*
Name: STEPHEN M. HUBER
Title: V.P.

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified for said County and State, personally came STEVE HUBER VICE PRES. of The Estates at Prairie Ridge, LLC, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed on behalf of said corporation.

WITNESS my hand and Notary Seal on this 25th day of November, 2003.



Christine A. Pleskac
Notary Public