



MISC Inst. # 2022115647, Pg: 1 of 3 Rec Date: 12/01/2022 14:31:38.077

Fee Received: \$22.00 By: NS

Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

M

---

THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO: Stephen E. Gehring  
9743 Nottingham Dr.  
Omaha, NE 68114

NS

**Sixth Amendment  
To  
Declaration  
Lots 372 – 410, inclusive, and Lots 414-416,  
inclusive, Regency 6<sup>th</sup> Addition; and Lot 1  
Regency 6<sup>th</sup> Addition, Replat 1**

This Sixth Amendment to Declaration made July 28<sup>th</sup>, 2022, by Regency Townhomes II Association, a Nebraska non-profit corporation, the "Declarant".

**WITNESSETH**

WHEREAS, Declarant, acting with authority granted by Declaration dated October 24, 1978 (the "Declaration") executed by United Benefit Life Insurance Company, now Omaha Life Insurance Company has effected five amendments to the Declaration, dated September 23, 1988 (the "First Amendment") June 27, 1990 (the "Second Amendment") December 2, 2002 (the "Third Amendment") April 4, 2012 (the "Fourth Amendment") and July 19, 2013 (the "Fifth Amendment"); and

WHEREAS, the Board of Directors of the Declarant has authority and desires to effect this Sixth Amendment to adopt two additional paragraphs to the declaration;

NOW THEREFORE, the declarant amends the declaration, including the amendments as follows:

ARTICLE 2.k of the declaration, including the amendments, is amended to add the following two paragraphs as follows:

**"Article 2.k.W. No Rental or Lease of Residence.** No owner of a Residence shall be permitted to rent or lease the Residence to any other party or permit any other party to otherwise occupy or use, for any consideration, the owner's Residence and no lessee, renter, tenant or other person providing any consideration to an owner for such occupancy or use will be permitted to occupy or use, for any purpose or purposes, all or any part of any owner's Residence."

**"Article 2.k.X. Violation of Covenants.** In the event the Board of Directors of the Association determines that any owner has violated one or more Covenants in Article 2, the Board of Directors may levy a fine against the owner not to exceed Fifty Dollars and no/ 100 (\$50.00) per day until the owner has complied or abated the violation."

IN WITNESS WHEREOF, Declarant has executed this Sixth Amendment to the Declaration in Omaha, Douglas County Nebraska Regency Townhomes II Association.

DATED THIS 14<sup>th</sup> day of November, 2022.

Regency Townhomes II Association

By: Susan McMannama  
Susan McMannama  
President

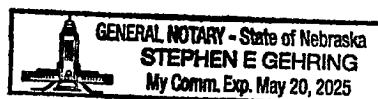
ATTEST BY:


  
Lynn Marchese  
Acting Secretary

STATE OF NEBRASKA    )  
                               )ss.  
COUNTY OF DOUGLAS )

On this ~~14<sup>th</sup>~~ day of November, 2022, before me, a notary public in and for Douglas County, Nebraska, personally appeared before me, Susan McMannama, the President of Regency Townhomes II Association, a Nebraska nonprofit corporation, known to me to be the President and identical person who executed the foregoing instrument, acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of the corporation, and declared the execution and delivery to be duly authorized,

WITNESS my hand and notarial seal at Omaha, Nebraska, in such county the day and year last above written.



  
Notary Public