

RHONDA ANDRESEN
ASSESSOR/
REGISTER OF DEEDS
SAUNDERS COUNTY, NE

2019 AUG 29 P 2:54

BOOK 521 PAGE 839
OF GEN INST# 412
Rhonda Andersen BL

After recording return to:

Bromm, Lindahl
Freeman-Caddy & Lausterer
551 North Linden · P.O. Box 277
Wahoo, NE 68066

**SECOND AMENDMENT TO
DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
RIDGE SUBDIVISION**

WHEREAS, on September 16, 2003, Dale H. Rood, single, and Paul E. Rood and Dorothy Rood, husband and wife, as the owners of the real estate contained therein, filed with the Saunders County Register of Deeds a Plat known as the Ridge Subdivision, consisting of Lots 1 through 6 inclusive, which was indexed in Book 4, at Page 377 in the Book of Plats of said office, and,

WHEREAS, subsequent thereto, Dale H. Rood, single, acquired the interest of Paul E. Rood and Dorothy Rood, husband and wife, in the real estate involved herein, and,

WHEREAS, on September 11, 2003, Dale H. Rood, single, executed a Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision, which was filed with the Saunders County Register of Deeds on September 16, 2003, and indexed in Book ~~300~~ at Page 475 of the General Records of the Saunders County Register of Deeds, and,

WHEREAS, said Declaration included all real estate owned by Declarant in the following, to wit:

The East Half of the Southeast Quarter of Section 32, Township 15 North, Range 7 East off the 6th P.M., Saunders County, Nebraska, and,

WHEREAS, a First Amendment to Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision was filed with the Saunders County Register of Deeds on October 15, 2004, and indexed in Book 318, at Page 1282 of the General Records of the Saunders County Register of Deeds, and,

WHEREAS, the current owners of Lots 1 through 6, inclusive of Ridge Subdivision are as follows:

- Lot 1: Dale H. Rood and Connie Rood, husband and wife;
- Lot 2: Blaine Presley and Connie J. Presley, husband and wife;
- Lot 3: Daniel L. Holdsworth and Kimberly K. Holdsworth, husband and wife;
- Lot 4: Curtis E. Hayworth and Staci L. Hayworth, husband and wife;
- Lot 5: Peter G. Steiner, single;
- Lot 6: Stacy S. Carnahan and Julie A. Carnahan, husband and wife;

and,

WHEREAS, on February 21, 2007, Dale H. Rood, single, caused to be recorded with the Saunders County Register of Deeds a Plat known as the Ridge Subdivision Phase II, and consisting of Lots 7 through 15 inclusive, and indexed in Book 5, at Page 73, of the Book of Plats of said office, and,

WHEREAS, said Plat includes real estate owned by Declarant in the following described real estate, to wit:

The East Half of the Southeast Quarter of Section 32, Township 15 North, Range 7 East off the 6th P.M., Saunders County, Nebraska, and,

The Northwest Quarter of the Southwest Quarter of Section 33, Township 15 North, Range 7 East of the 6th P.M., Saunders County, Nebraska, and,

WHEREAS, the current owners of Lots 7 through 15, inclusive, of Ridge Subdivision Phase II, are as follows:

Lot 7: Brett M. Eddie and Mandy M. Eddie, husband and wife;
Lot 8: Dale H. Rood and Connie Rood, husband and wife;
Lot 9: Brent F. Cernik and Witney K. Breunsbach, each a single person;
Lot 10: Dale H. Rood and Connie Rood, husband and wife;
Lot 11: Troy Paisley and Elizabeth Paisley, husband and wife;
Lot 12: Ryan L. Scanlon and Jill A. Scanlon, husband and wife;
Lot 13: Troy Cada and Diana Cada, husband and wife;
Lot 14: John F. Tvrdy and Jean L. Tvrdy, husband and wife;
Lot 15: Michael Veskrna and Natausha Veskrna, husband and wife;

and,

WHEREAS, a portion of Lot 12 and all of Lots 13, 14 and 15, Ridge Subdivision Phase II, are located upon a portion of the following described real estate, to wit:

The Northwest Quarter of the Southwest Quarter of Section 33, Township 15 North, Range 7 East of the 6th P.M., Saunders County, Nebraska,

and,

WHEREAS, Dale H. Rood is now married to Connie Rood, and,

WHEREAS, all of the aforementioned individuals are the owners of all property encompassed by the aforementioned Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision, and,

WHEREAS, the aforementioned owners do desire to amend the aforementioned Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision, and,

WHEREAS, said owners have determined that this Second Amendment to Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision is in the best interests of all property owners, present and future, in Ridge Subdivision, Ridge Subdivision Phase II, and all subsequent Phases of Ridge Subdivision,

NOW, THEREFORE, the undersigned, being the all of the owners of all Lots and property covered and included, and to be included in the future, within the Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision, Ridge Subdivision Phase II, all subsequent Phases of Ridge Subdivision, do hereby amend said Declaration Covenants, Conditions and Restrictions of Ridge Subdivision as follows:

1. That the findings here and above made should be and are hereby made a part of this Second Amendment to Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision as fully as if set out at length herein.

2. That the first "WHEREAS" of the Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision, is amended to read as follows:

WHEREAS, all owners of Lots 1 through 15, inclusive, Ridge Subdivision and Ridge Subdivision Phase II, are the owners of certain portions of the following property in Saunders County, Nebraska, more particularly described as follows:

The East Half of the Southeast Quarter of Section 32, Township 15 North, Range 7 East of the Sixth Principal Meridian, Saunders County, Nebraska,

and,

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY NEBRASKA, DESCRIBED AS BEGINNING AT THE SOUTH WEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33; THENCE S89-44-21E (ASSUMED BEARING), ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 864.04 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO THE STATE OF NEBRASKA DEPARTMENT OF ROADS BY THE DEED RECORDED IN DEED BOOK 270 PAGE 762; THENCE N30-45-15W, ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 240.72; THENCE N19-51-35E, ON SAID WEST LINE, A DISTANCE OF 366.50 FEET; THENCE N01-07-19E, ON SAID WEST LINE, A DISTANCE OF 544.05 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PARCEL CONVEYED BY THE DEED RECORDED IN DEED BOOK 244 PAGE 1140; THENCE N79-09-24W, ON SAID SOUTHERLY LINE, A DISTANCE OF 206.12 FEET; THENCE N75-34-42W, ON SAID SOUTHERLY LINE, A DISTANCE OF 489.67 FEET; THENCE N66-53-33W, ON SAID SOUTHERLY LINE, A DISTANCE OF 234.61 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00-41-51E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1344.48 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 23.359 ACRES MORE OR LESS,

hereinafter called "Property".

3. That Article V, MINIMUM STANDARDS FOR APPROVAL OF PLANS, shall be amended by the addition thereto of Section 5.10 which shall read as follows:

Section 5.10. At present, there exists a single family residential structure on Lot 15. Said residential structure may not be in compliance with all of the minimum standards of Article V hereof. Said non-conforming residential structure may continue to be so utilized as a residence subject to the condition that should the residential structure located thereon be destroyed or damaged to an extent exceeding fifty percent (50%) of its fair market value immediately prior to said damage, then said residential structure shall be reconstructed so as to be in compliance with all of the terms and conditions of this Article V

4. That Article XII, COMMERCIAL PROPERTY, Section 12.01, shall be deleted in its entirety.

5. That all other portions of said Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision and the First Amendment thereto, not in conflict herewith, shall remain in full force and effect.

6. That it is understood and agreed that this Second Amendment to Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision shall be recorded with the Saunders County Register of Deeds and indexed against all current platted Lots and future platted Lots located upon real estate owned by the undersigned in the following described real estate, to wit:

The East Half of the Southeast Quarter of Section 32, Township 15 North, Range 7 East of the Sixth Principal Meridian, Saunders County, Nebraska,

and,

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY NEBRASKA, DESCRIBED AS BEGINNING AT THE SOUTH WEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33; THENCE S89-44-21E (ASSUMED BEARING), ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 864.04 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO THE STATE OF NEBRASKA DEPARTMENT OF ROADS BY THE DEED RECORDED IN DEED BOOK 270 PAGE 762; THENCE N30-45-15W, ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 240.72; THENCE N19-51-35E, ON SAID WEST LINE, A DISTANCE OF 366.50 FEET; THENCE N01-07-19E, ON SAID WEST LINE, A DISTANCE OF 544.05 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PARCEL CONVEYED BY THE DEED RECORDED IN DEED BOOK 244 PAGE 1140; THENCE N79-09-24W, ON SAID SOUTHERLY LINE, A DISTANCE OF 206.12 FEET; THENCE N75-34-42W, ON SAID SOUTHERLY LINE, A DISTANCE OF 489.67 FEET; THENCE N66-53-33W, ON SAID SOUTHERLY LINE, A DISTANCE OF 234.61 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00-41-51E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1344.48 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 23.359 ACRES MORE OR LESS,

and upon its filing, it shall be in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the owners of all real estate located and encompassed within the provisions of this Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision have executed this Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Ridge Subdivision on the date as indicated by their respective acknowledgement.



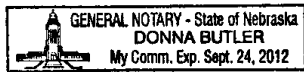
Dale H. Rood

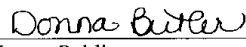


Connie Rood

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.
 Douglas

The foregoing instrument was acknowledged before me on this 1st day of December, 2011, by **Dale H. Rood and Connie Rood, husband and wife**

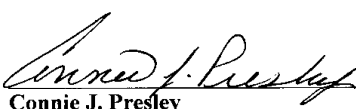




Notary Public



Blaine Presley

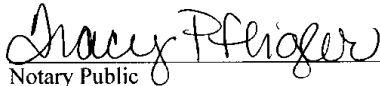


Connie J. Presley

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 20th day of August, 2011, by **Blaine Presley and Connie J. Presley, husband and wife.**





Notary Public

Daniel L. Holdsworth
Daniel L. Holdsworth

Kimberly K. Holdsworth
Kimberly K. Holdsworth

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 3 day of December, 2012, by Daniel L. Holdsworth and Kimberly K. Holdsworth, husband and wife

2012 BE



[Signature]
Notary Public

[Signature]
Curtis E. Hayworth

[Signature]
Staci L. Hayworth

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 3 day of December, 2012, by Curtis E. Hayworth and Staci L. Hayworth, husband and wife.

12 BE



[Signature]
Notary Public

[Signature]
Peter G. Steiner

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 2nd day of March, 2012, by Peter G. Steiner, single.



[Signature]
Notary Public

[Signature]
Stacy S. Carnahan

[Signature]
Julie A. Carnahan

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 3 day of December, 2012, by Stacy S. Carnahan and Julie A. Carnahan, husband and wife.

12 BE



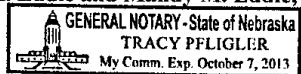
[Signature]
Notary Public

Brett M. Eddie
Brett M. Eddie

Mandy M. Eddie
Mandy M. Eddie

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 31st day of May, ~~2012~~ 2011, by **Brett M. Eddie and Mandy M. Eddie, husband and wife**



Tracy Pfligler
Notary Public

Brent F. Cernik
Brent F. Cernik

Witney K. Breunsbach
Witney K. Breunsbach

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 14th day of May, ~~2012~~ by **Brent F. Cernik and Witney K. Breunsbach, each a single person.**



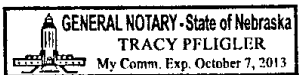
Tracy Pfligler
Notary Public

Troy Paisley
Troy Paisley

Elizabeth Paisley
Elizabeth Paisley

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 16th day of January, 2011, by **Troy Paisley and Elizabeth Paisley, husband and wife.**



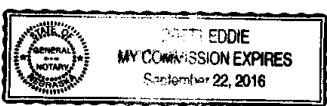
Tracy Pfligler
Notary Public

Ryan L. Scanlon
Ryan L. Scanlon

Jill A. Scanlon
Jill A. Scanlon

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 3 day of December, ~~2011~~ 2010, by **Ryan L. Scanlon and Jill A. Scanlon, husband and wife.**



Brett Eddie
Notary Public

Troy Cada
Troy Cada

Diana Cada
Diana Cada

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 27th day of January, 2011, by **Troy Cada and Diana Cada, husband and wife.**



Karen Bohac
Notary Public

John F. Tvrdy
John F. Tvrdy

Jean L. Tvrdy
Jean L. Tvrdy

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 12th day of December, 2011, by **John F. Tvrdy and Jean L. Tvrdy, husband and wife**



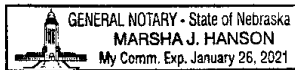
Tracy Pfligler
Notary Public

Michael Veskrna
Michael Veskrna

Natausha Veskrna
~~Natausha Veskrna~~

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing instrument was acknowledged before me on this 29th day of August, 2011, by ~~Michael Veskrna and Natausha Veskrna, husband and wife~~



Marsha J. Hanson
Notary Public