

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS OF RIDGEVIEW ESTATES,  
A SUBDIVISION IN WASHINGTON COUNTY, NEBRASKA**

This First Amendment is made by Ridgeview Estates Limited Partnership (hereinafter collectively referred to as the "Declarants").

PRELIMINARY STATEMENT

By Declaration of Covenants, Conditions, Restrictions, and Easements Dated as of July 11, 1999 (herein the "Declaration"), recorded in the Office of the Register of Deeds of Washington County, Nebraska, at book 233 pages 337 through 346, of the Miscellaneous Records, the Declarant subjected to covenants, restrictions, and easements certain real Property located in Washington County, Nebraska (herein referred to as the "Property"), legally described as follows:

Lots 1 through 59, inclusive, in Ridgeview Estates,  
A subdivision, as surveyed, platted and recorded in  
Washington County, Nebraska.

This First Amendment to the Declaration is made for the limited purpose of amending the Declaration as it applies to the term of the Declarants' rights and controls under certain Articles and paragraphs of said covenants. The owner of the majority of the said land which includes:

Lots 1,5,8,29,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,  
57,58,59, Ridgeview Estates, an Addition to the City of Blair, Washington County,  
Nebraska.

Hereby declared that the restrictions, covenants, and conditions applicable to the property shall be modified as follows:

In Article "B" paragraph 1, No structure on lots one through thirty four shall be erected, altered, placed or permitted with attached garage for not less than two cars, nor more than three cars. No structure on lots thirty five through fifty nine shall be erected, altered, placed or permitted with attached garage for less than one car per family dwelling, nor more than three cars.

In Article "A", paragraph 1, Lots one through thirty four shall be used only for single family residential purposes and lots thirty five through fifty nine shall be used for no more Than two family residential purposes to allow for condominiums, townhomes, or duplexes. Except such lots or portions thereof as may thereafter be conveyed or dedicated by the undersigned for public, church, educational, or non-profit recreational uses.

In Article "G" paragraph 1 shall read, The exposed front foundation walls must be constructed of or faced with brick or other material approved by Ridgeview Estates Partners. All driveways must be constructed of concrete, brick, paving stone, or laid

CHARLOTTE L. FORTNEY  
REGISTER OF DEEDS  
WASHINGTON COUNTY, NEBRASKA

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stone. All foundations shall be constructed of concrete, concrete blocks, brick or stone. Fireplace chimneys shall be covered with brick, or other material approved in writing by Ridgeview Estates Partners.

In Article "J", paragraph 2, Lots twenty through twenty nine shall have 1400 square feet of finished living area for one story and split level dwellings and 1800 square feet of finished living area for one and one-half story dwellings and 2200 square feet of finished living area for two story dwellings. Lots thirty four through fifty nine shall have 950 square feet of finished living area for each family dwelling if condominium, townhome, or duplex and 1200 square feet of finished living area for single family dwelling for one story and split level dwellings and 1600 square feet of finished living area for one and one half story dwellings and 1800 square feet of finished living area for two story dwellings.

In all other respects, the covenants, conditions, restrictions, easements and limitations set forth in the Declaration shall be and remain in full force and effect as to the property.

IN WITNESS WHEREOF, the Declarants have caused these presents to be executed.

RIDGEVIEW ESTATES LIMITED PARTNERSHIP, A Nebraska Partnership and owner of Lots 1,5,6,8,29, and 34 through 59 inclusive Ridgeview Estates an addition to the City of Blair, Washington County, Nebraska.

by Edward C Young Partner  
by Harold R Young Partner  
by Peter D Kweit Partner

2000923  
STATE OF NEBRASKA COUNTY OF WASHINGTON)SS  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 8<sup>th</sup> DAY OF March A.D. 2000  
AT 11:43 O'CLOCK A M AND RECORDED IN BOOK  
314 AT PAGE 450-451  
COUNTY CLERK Charlotte S Petersen  
DEPUTY Harold Madson

STATE OF NEBRASKA )  
 )  
WASHINGTON COUNTY )

Recorded \_\_\_\_\_  
General \_\_\_\_\_  
Numerical \_\_\_\_\_  
Photostat \_\_\_\_\_  
Prootec \_\_\_\_\_

On this 6<sup>th</sup> day of March 2000, came EDWARD YOUNG

HAROLD R YOUNG, and PETER KWEIT personally known to me to be the general partners of Ridgeview Estates Limited Partnership, a Nebraska limited partnership and having been first duly sworn, stated that they subscribed their signatures to the above, and that their signatures are their voluntary act and deed.

James C Cripe  
Notary Public

