



AMENDMENT TO
PROTECTIVE COVENANTS FOR SAGEWOOD VALLEY

THIS AMENDMENT TO PROTECTIVE COVENANTS FOR SAGEWOOD VALLEY (this "Amendment") is made on the date hereinafter set forth by CELEBRITY HOMES, INC., a Nebraska corporation.

RECITALS

- A. On March 14, 2019 a document entitled Protective Covenants for Sagewood Valley (hereinafter the "Declaration") was recorded against the property legally described as Lots 1 thru 129, inclusive, and Outlots A thru H, inclusive, Sagewood Valley, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska (collectively, the "Lots"), in the Office of the Register of Deeds of Douglas County, Nebraska as Instrument No. 2019017049.
- B. Section 19 of the Declaration provides that for a period of ten (10) years the Declarant has the exclusive right to amend, modify or supplement any portion of the Declaration.

NOW, THEREFORE, Declarant hereby declares the Declaration shall be amended as follows:

1. Amendment to Paragraph 5. Paragraph 5 of the Declaration is hereby deleted in its entirety and is replaced with the following:

"5. Fences and Animal Shelters. Fences shall not be located on any Lot nearer to the street than the structure located on said Lot. Any fence installed on any Lot by the Declarant shall be maintained by the owner of such Lot, at the owner's sole expense and the owner shall keep such fence in good order and repair and replace the same with the same style and equal quality fence when and if reasonably necessary. Fencing shall be wood, vinyl or black vinyl chain link. Unless specifically approved by Declarant in writing, no other type of fencing, including chain link and wire fencing, shall be permitted in any instance. No stable, dog run, kennel or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on any Lot. Notwithstanding anything herein to the contrary, no fencing shall be permitted on Lots 1 through 13, inclusive, Sagewood Valley, and to the extent otherwise permitted hereby, no fencing shall be permitted within the Landscape Easement Area (defined herein). In addition,

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notwithstanding anything herein to the contrary, any fence constructed on Lots 14 through 34, inclusive, and Lots 113 through 129, inclusive, Sagewood Valley, and any other "perimeter" lot which abuts 180th Street or Fort Street, and is otherwise permitted to have fencing, shall be six feet (6') in height, tan vinyl fencing, and shall be the same design as set forth on the attached Exhibit "A", it being the intent that such perimeter fencing be uniform in character and design. "

2. Governing Law. This Amendment is made under and governed by the laws of the State of Nebraska.


3. No Other Amendments. Except as set forth herein, the Declaration shall remain in full force and effect.

4. Indexing. This Amendment shall be recorded and indexed against each of the Lots.

IN WITNESS WHEREOF, this Amendment was made this 31st day of May, 2019.

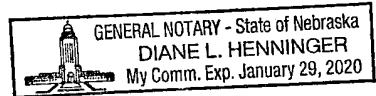
DECLARANT:

CELEBRITY HOMES, INC., a Nebraska corporation,

By: 
Chad Larsen, Vice-President

State of Nebraska)
)ss.
County of Douglas)

The foregoing instrument was acknowledged before me this 31st day of May, 2019, by Chad Larsen, Vice-President of Celebrity Homes, Inc., a Nebraska corporation, on behalf of the corporation.

SEAL 

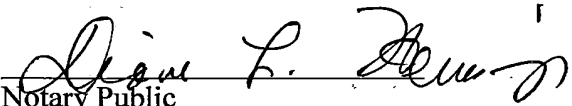

Notary Public

Exhibit "A"

To be attached.

Exhibit A Perimeter Fence Design

