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MISC 1987 03189

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FIRST AMENDMENT TO DECLARATION
FOR SOUTH SHORE HEIGHTS, A SUBDIVISION
IN DOUGLAS COUNTY, NEBRASKA

This First Amendment to Declaration is made on the date hereinafter set forth by FOC-BA JOINT VENTURE, a joint venture organized under the laws of the Nebraska Uniform Partnership Act, by GREENSBORO INVESTMENT CO., a Nebraska Corporation, Joint Venturer, hereinafter referred to as the "Declarant".

PRELIMINARY STATEMENT

By Declaration for South Shore Heights, a Subdivision in Douglas County, Nebraska, dated August 14, 1986, and recorded at Book 785, Page 525 through 529 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska (herein referred to as the "Declaration"), Declarant subjected the following described lots to restrictions, covenants, conditions and easements:

Lots 1 through 227, inclusive, South Shore Heights, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

Article IV, Paragraph 2 of the Declaration provides as follows:

The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded. This Declaration may be amended by Declarant or any person, firm, corporation, partnership, or entity designated in writing by Declarant, in any manner which it may determine in its full and absolute discretion for a period of eight (8) years from the date hereof. Thereafter this Declaration may be amended by an instrument signed by the owners of not less than seventy-five percent (75%) of the Lots covered by this Declaration.

Declarant does hereby substitute amend and restate the Declaration in the following particulars only:

1. The Declarant does hereby restate and substitute for Article I, Section 4 the following amendment:

The exposed front foundation wall as well as any foundation wall facing a street of all main residential structures must be constructed of or faced with brick or stone or stucco or other approved material. All exposed side and rear concrete or concrete block foundation walls not facing a street must be painted. All driveways must be constructed of concrete, brick, paving stone or laid 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 Declarant. Unless other materials are specifically approved by Declarant, the roof of all Improvements shall be covered with wood shingles.

2. The Declaration is in all other matters ratified and affirmed.

The Declarant has executed this First Amendment to Declaration as of this 30th day of January, 1987.

FOC-BA JOINT VENTURE, a joint venture organized under the laws of the Nebraska Uniform Partnership Act, by GREENSBORO INVESTMENT CO., a Nebraska Corporation, Joint Venturer

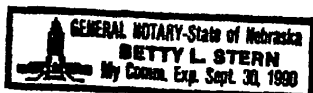
By [Signature]
JOHN C. ALLEN, Vice-President

RECEIVED
1987 FEB 24 PM 3:12
GEORGE J. DUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

AK 805 N 90-463 JCLP C/O FEE 118.50 MB
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CF [Signature] COMP [Signature] F/B 111-76580

The foregoing instrument was acknowledged before me this 30th day of January, 1987, by JOHN C. ALLEN, Vice-President of FOC-BA JOINT VENTURE, a joint venture organized under the laws of the Nebraska Uniform Partnership Act, By GREENSBORO INVESTMENT CO., a Nebraska Corporation, Joint Venture on behalf of the Joint Venture.



Betty L. Stern
Notary Public