



MISC 2006097485



AUG 24 2006 15:07 P 3

**AMENDMENT TO  
DECLARATION AND MASTER DEED  
OF STONE CREEK VILLAGE  
CONDOMINIUM PROPERTY REGIME**

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
8/24/2006 15:07:23.84



This Amendment to Declaration and Master Deed of Stone Creek Village Condominium Property Regime (this "Amendment") is made and entered into this 11th day of August, 2006, by TRITON HOMES, L.C., an Iowa limited liability company, doing business in Nebraska as TRITON HOMES, LLC (hereinafter referred to as "Declarant") and the other Owners set forth below. This Amendment relates to the Declaration and Master Deed of Stone Creek Village Condominium Property Regime (the "Declaration"), which Declaration was dated June 7, 2006 and filed June 8, 2006 with the Register of Deeds of Douglas County, Nebraska at instrument number 2006064045 recorded against the real estate identified on Exhibit A attached hereto and incorporated herein by reference.

WHEREAS, the Declaration provides for certain pet restrictions in Section 8.2(a); and

WHEREAS, the Declarant, as the sole owner in the development, wishes to amend the Declaration relating to the pet restrictions:

NOW, THEREFORE, pursuant to the authority to amend the Declaration set forth in Article XIV of the Declaration, the Declarant, as the sole owner, hereby makes the following amendments to the Declaration:

1. Section 8.2(a) shall be deleted in its entirety and the following shall be inserted in lieu thereof:

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes. Provided, however, that no pit bulls or Rottweilers shall be allowed in any case. In the event that any amendments are made to this Declaration which further restrict the keeping of pets, all pets that had existed at the time of such amendment shall be "grandfathered" and shall be allowed to remain in the living unit, provided, however, that no replacement pets acquired after the date of the amendment would be

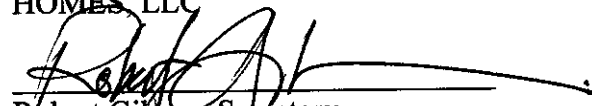
Return to:  
Mark J. LaPuzza  
Pansing Hogan Ernst & Bachman LLP  
10250 Regency Circle, Suite 300  
Omaha, NE 68114

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allowed if they violate any such amendment. All pets must be kept on a leash and each Owner shall be responsible for cleaning up all pet waste. Any damage done by any pets, including dragging chains, digging, scratching or chewing, shall be the responsibility of the owner of such pet, including, but not limited to, any such damage done to landscaping. No owner shall be allowed to chain or otherwise confine their pet in the common area at any time. The Association shall have the right to require removal of pets in the individual cases where such pets are or become legal nuisances and unreasonably disturb the quiet enjoyment of the Properties by the Owners. The Association may levy a Twenty-five Dollars (\$25.00) per incident fine for any pet waste that is not cleaned up by the owner of such pet.

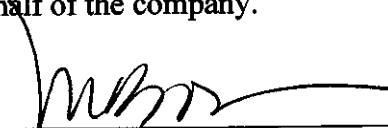
**DECLARANT:**

TRITON HOMES, L.C., an Iowa limited liability company, doing business in Nebraska as TRITON HOMES, LLC

  
Robert Gibson, Secretary

STATE OF IOWA    )  
                          ) ss.  
COUNTY OF POLK )

The foregoing instrument was acknowledge before me this 11<sup>th</sup> day of Aug, 2006 by Robert Gibson, the Secretary of Triton Homes, L.C., an Iowa limited liability company, doing business in Nebraska as Triton Homes, LLC, on behalf of the company.

  
Notary Public



275340

**EXHIBIT A  
LEGAL DESCRIPTION**

Lot 1, Stone Creek Village, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.