




MISC 2007130254



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 BKP _____ C/O _____ COMP *AA*
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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 11/21/2007 14:17:03.16

 2007130254

SECOND AMENDMENT TO DECLARATION
 OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
 OF STRATFORD PARK, A SUBDIVISION
 IN DOUGLAS COUNTY, NEBRASKA

THIS SECOND AMENDMENT TO DECLARATION is made the date hereinafter set forth by Stratford Park Development, L.L.C., a Nebraska limited liability company, Declarant.

RECITALS

A. On June 21, 2006, a document entitled Declaration of Covenants, Conditions, Restrictions and Easements of Stratford Park, a Subdivision in Douglas County, Nebraska (hereinafter the "Original Declaration") for Lots 1 through 393, inclusive, all in STRATFORD PARK, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and replats thereof and additions therof was recorded by Declarant, in the office of the Register of Deeds of Douglas County, Nebraska as Instrument No. 2006069599 (the "Original Declaration").

B. On August 15, 2006, a document entitled First Amendment to and Restatement of Declaration of Covenants, Conditions, Restrictions and Easements of Stratford Park, a Subdivision in Douglas County, Nebraska for Lots 1 through 393, inclusive, all in STRATFORD PARK, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and replats thereof and additions thereto, was recorded by Declarant, in the office of the Register of Deeds of Douglas County, Nebraska as Instrument No. 2006093313 (hereinafter the "First Amendment")(the Original Declaration and First Amendment are hereinafter collectively referred to as the "Declaration").

C. Paragraph 2 of Article V of the Declaration provides that for a period of ten (10) years following June 21, 2006, the Declarant shall have the right to amend the Declaration in its sole and absolute discretion.

NOW, THEREFORE, Declarant hereby declares that the Declaration should be and hereby is amended in the following manner:

I. By deleting therefrom Subparagraph (E) of Article I, Paragraph 2, in its entirety and adding in its place and stead the following:

FULLENKAMP, DOYLE & JOBEUN
 11440 WEST CENTER ROAD
 OMAHA, NEBRASKA 68144-4482

✓ 7026

(E) At such time as there shall be a completed single family residence constructed and occupied on one hundred percent (100%) of all Lots, including all other phases of the Sugar Creek development, or ten (10 years), whichever shall occur first, all discretions of Declarant under this Article 1, Paragraph 2, shall transfer to the Homeowners Association and shall be administered pursuant to the provisions of Article III herein.

II. By adding Paragraph 25 to Article I as follows:

25. Any mailboxes utilized within the Stratford Park development, other than those installed by or at the direction of the Developer for temporary use only, shall be installed by or at the direction and cost of each individual Lot owner, shall be black in color and shall contain ornamental iron posts.

III. By deleting therefrom Paragraph 3 of Article IV in its entirety and adding in its place and stead the following:

3. A perpetual drainage easement is hereby reserved along a five (5') foot wide strip of land abutting all lot lines in favor of the immediately adjoining Lots and any and all upstream and downstream Lots. The owner of each Lot upon commencement of construction for Improvements on such Lot shall create drainage swales and other measures along the easement on such owner's Lot and along adjoining Lots in the easementways created hereby in accordance with the drainage plan developed by the Declarant's engineer, such plan being attached hereto as Exhibit "A" and incorporated herein by this reference, however, neither Declarant, nor its engineer shall incur any liability relating to such drainage plan. In addition, a perpetual drainage easement is hereby reserved along a ten (10') foot wide strip of land abutting the rear lot lines of Lots 240 - 254, inclusive, and Lot 276 - 287, inclusive, all in Stratford Park, in favor of any and all upstream and downstream Lots for storm and other water runoff. Such drainage easements shall be bermed and shall not be disturbed or otherwise changed in any way which may affect the course of drainage.

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

V. Invalidation of any covenant by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

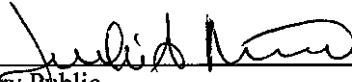
IN WITNESS WHEREOF, the Declarant has executed this Second Amendment on this 30 day of October 2007.

STRATFORD PARK DEVELOPMENT, L.L.C., a
Nebraska limited liability company, "Declarant,"

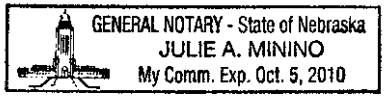
By: Barbara Udes Shaw
Barbara Udes Shaw, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

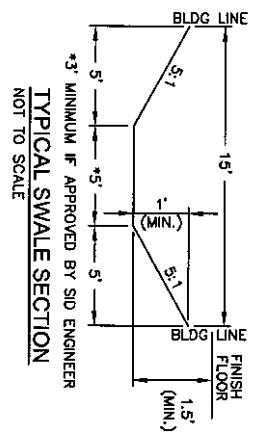
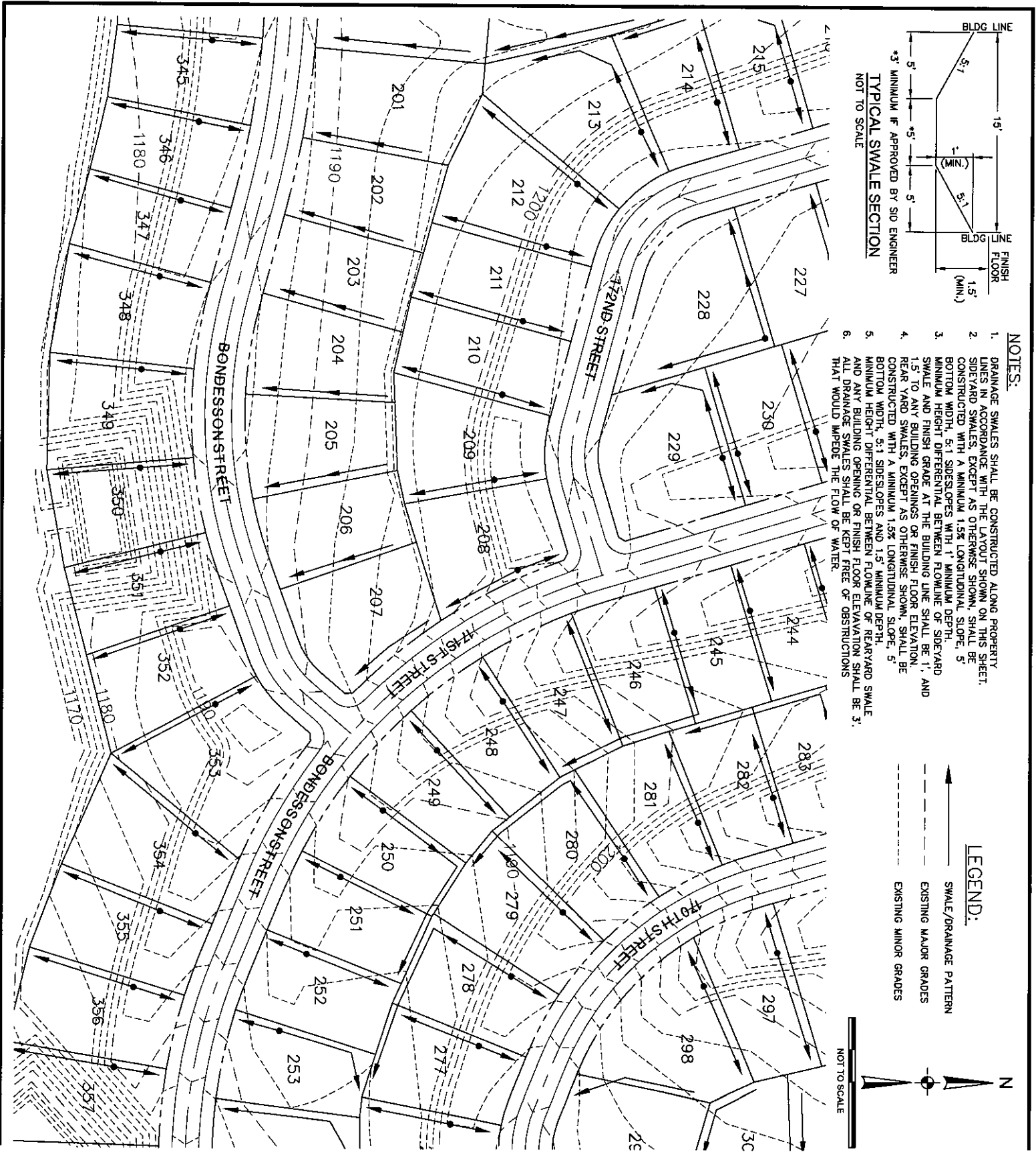
The foregoing instrument was acknowledged before me this 30 day of October 2007, by Barbara Udes Shaw, Manager of STRATFORD PARK DEVELOPMENT, L.L.C., a Nebraska limited liability company, to me known to be the identical person who executed the foregoing instrument and acknowledged the same to be his voluntary act and deed on behalf of said limited liability company.



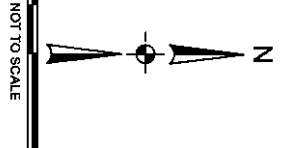
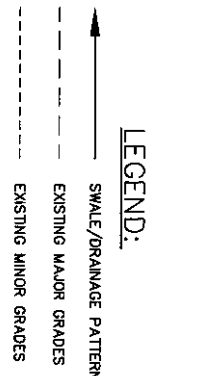
Notary Public



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 User: mds
 Date Plotted: Thursday, May 23, 2006 2:24:30 PM
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 Date Plotted: Thursday, November 09, 2007 10:01:16 AM



- NOTES:**
1. DRAINAGE SWALES SHALL BE CONSTRUCTED ALONG PROPERTY LINES IN ACCORDANCE WITH THE LAYOUT SHOWN ON THIS SHEET.
 2. SIDEYARD SWALES, EXCEPT AS OTHERWISE SHOWN, SHALL BE CONSTRUCTED WITH A MINIMUM 1.5% LONGITUDINAL SLOPE. 5' BOTTOM WIDTH, 5:1 SIDESLOPES WITH 1' MINIMUM DEPTH. MINIMUM HEIGHT DIFFERENTIAL BETWEEN FLOWLINE OF SIDEYARD SWALE AND FINISH GRADE AT THE BUILDING LINE SHALL BE 1', AND 1.5' TO ANY BUILDING OPENINGS OR FINISH FLOOR ELEVATION.
 3. REAR YARD SWALES, EXCEPT AS OTHERWISE SHOWN, SHALL BE CONSTRUCTED WITH A MINIMUM 1.5% LONGITUDINAL SLOPE. 5' BOTTOM WIDTH, 5:1 SIDESLOPES, AND 1.5' MINIMUM DEPTH.
 4. MINIMUM HEIGHT DIFFERENTIAL BETWEEN FLOWLINE OF REAR YARD SWALE AND ANY BUILDING OPENING OR FINISH FLOOR ELEVATION SHALL BE 3'.
 5. ALL DRAINAGE SWALES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT WOULD IMPED THE FLOW OF WATER.



PROJECT NO.:	001-009-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MDB
CHECKED:	MDS
SHEET NO.:	7 OF X

DRAINAGE EXHIBIT

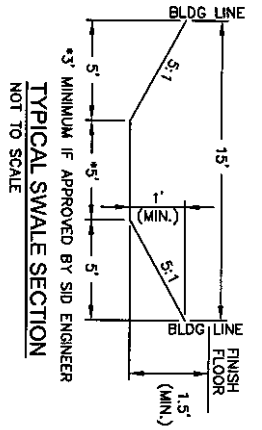
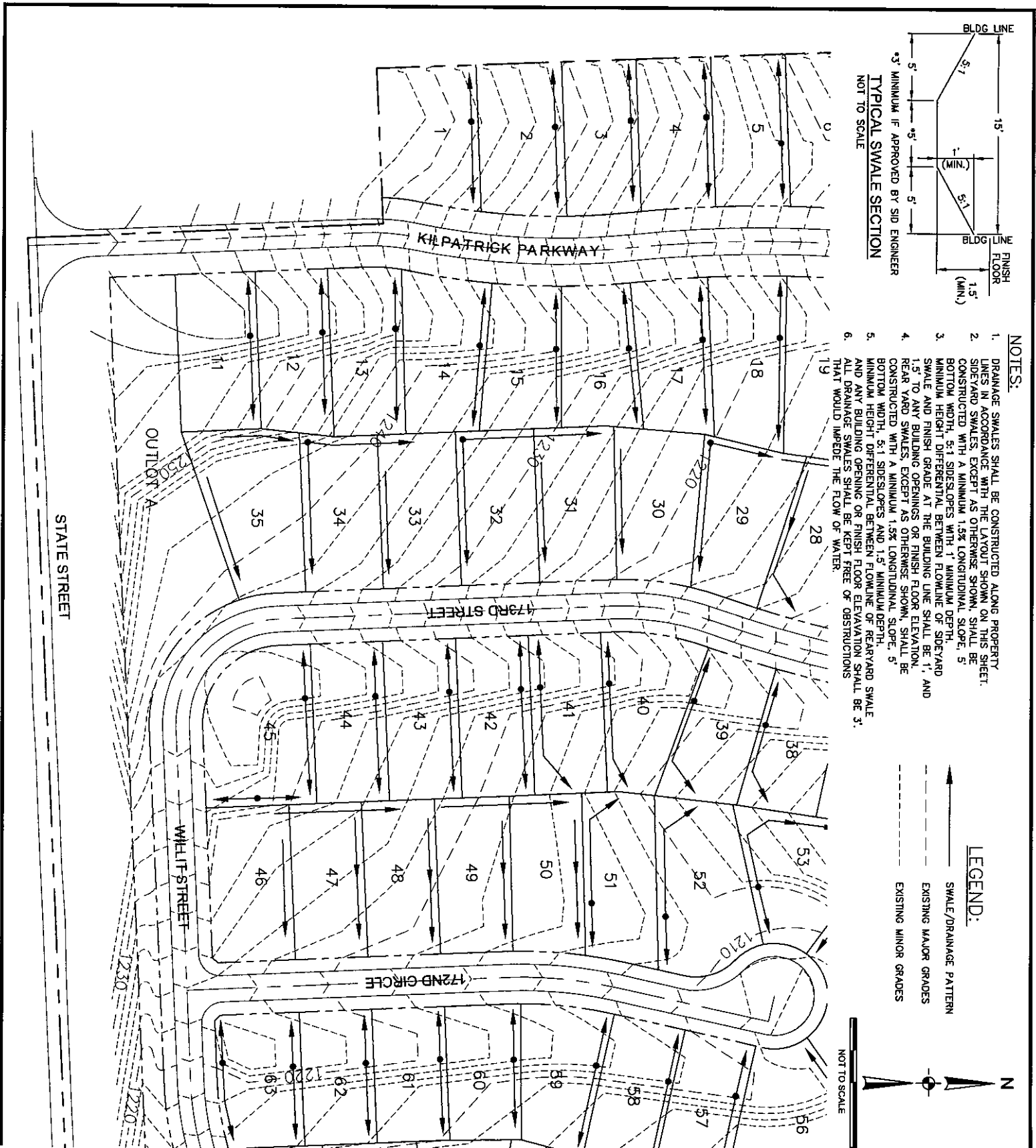
STRATFORD PARK

168TH STREET AND STATE STREET
DOUGLAS COUNTY, NEBRASKA

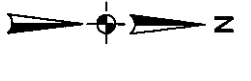
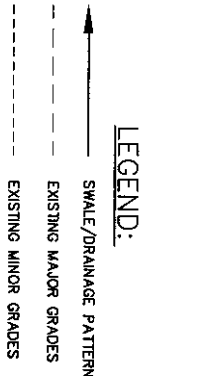
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RD ENGINEERING, INC.
 3803 N. 153RD STREET, SUITE 201
 OMAHA, NEBRASKA 68116
 402.505.4355 (PH) . 402.505.4432 (FAX)

Date Created: Tuesday, May 23, 2006 9:21:43 PM
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 Last Saved By: jebby
 Last Printed By: jebby
 Thursday, November 01, 2007 8:58:45 AM



- NOTES:**
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 6. ALL DRAINAGE SWALES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT WOULD IMPERE THE FLOW OF WATER.



PROJECT NO.:	001-009-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MOB
CHECKED:	MDS
SHEET NO.:	1 OF X

DRAINAGE EXHIBIT

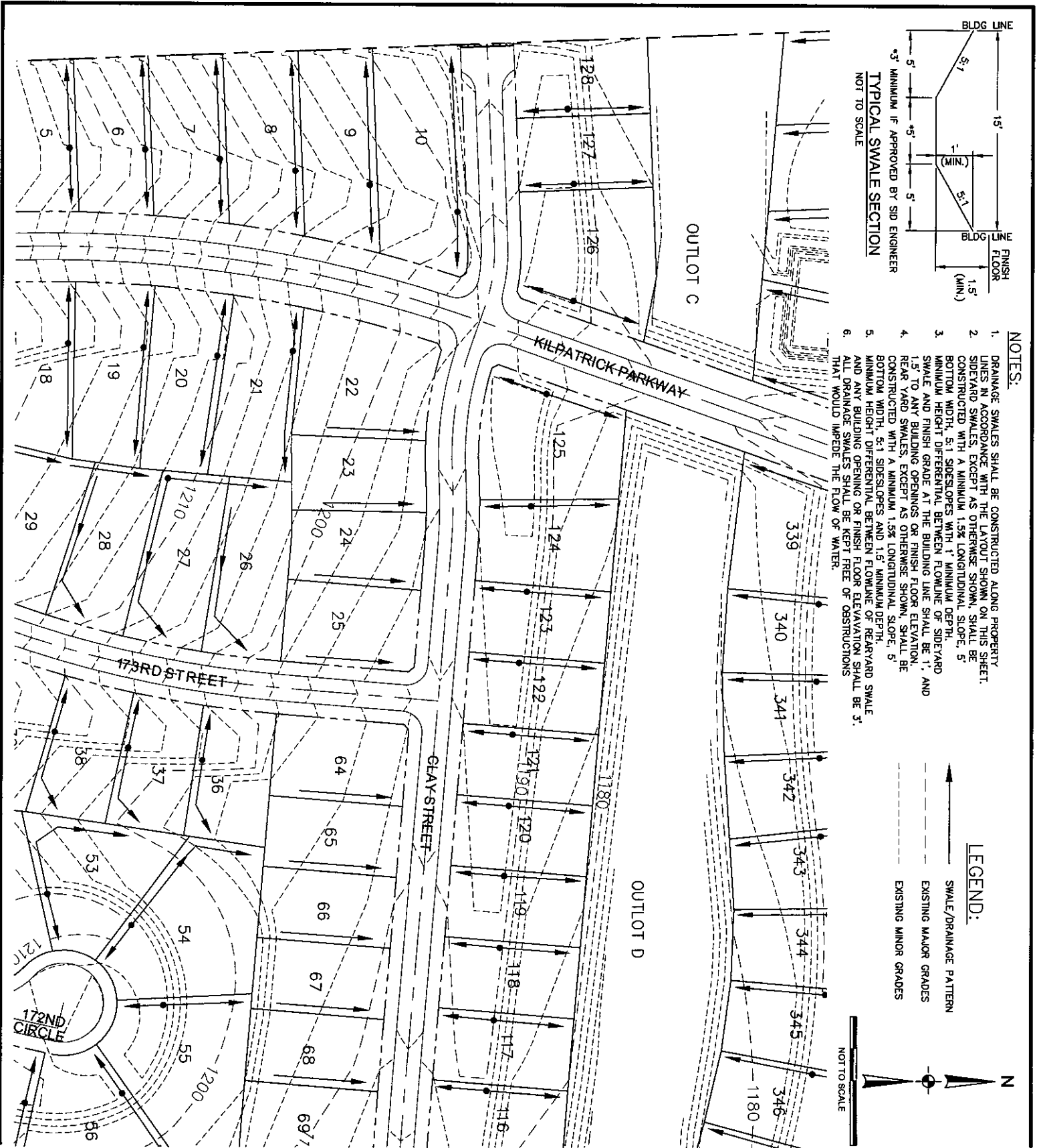
STRATFORD PARK

168TH STREET AND STATE STREET
 DOUGLAS COUNTY, NEBRASKA

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 User: MDS
 Date Plotted: Thursday, November 01, 2007 8:58:24 AM



PROJECT NO.:	001-009-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MDB
CHECKED:	MDS
SHEET NO.:	2 OF X

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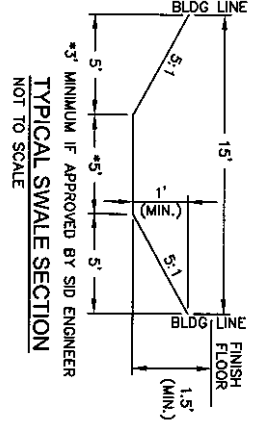
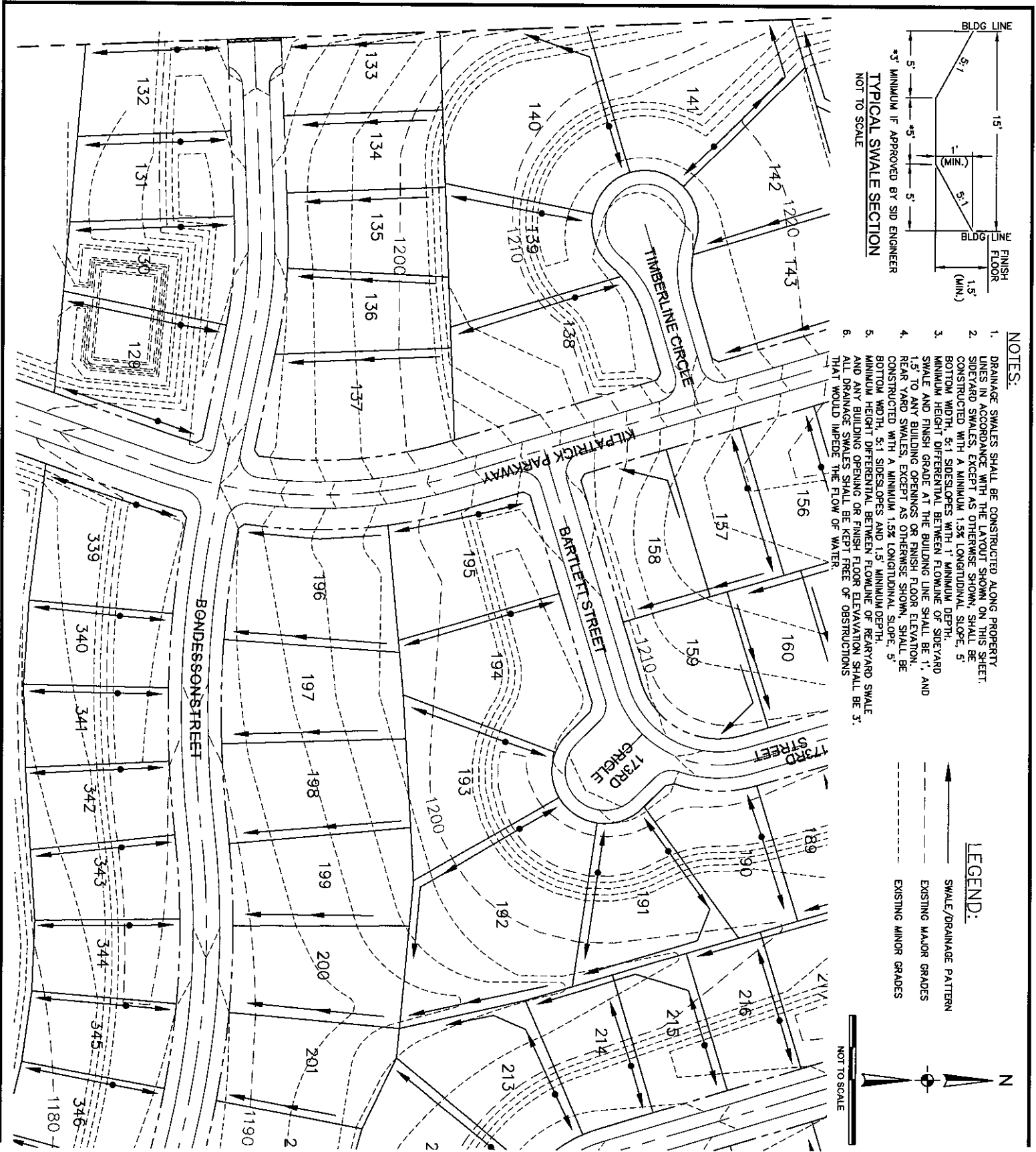
STRATFORD PARK

168TH STREET AND STATE STREET
 DOUGLAS COUNTY, NEBRASKA

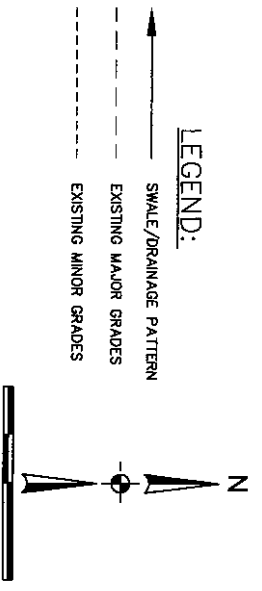
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- NOTES:**
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PROJECT NO.:	001-009-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MDB
CHECKED:	MDS
SHEET NO.:	3 OF X

DRAINAGE EXHIBIT

STRATFORD PARK

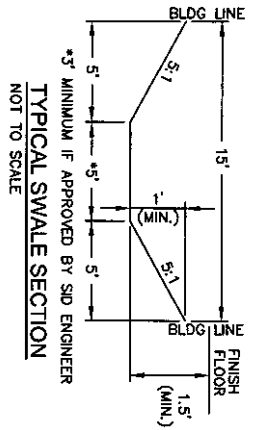
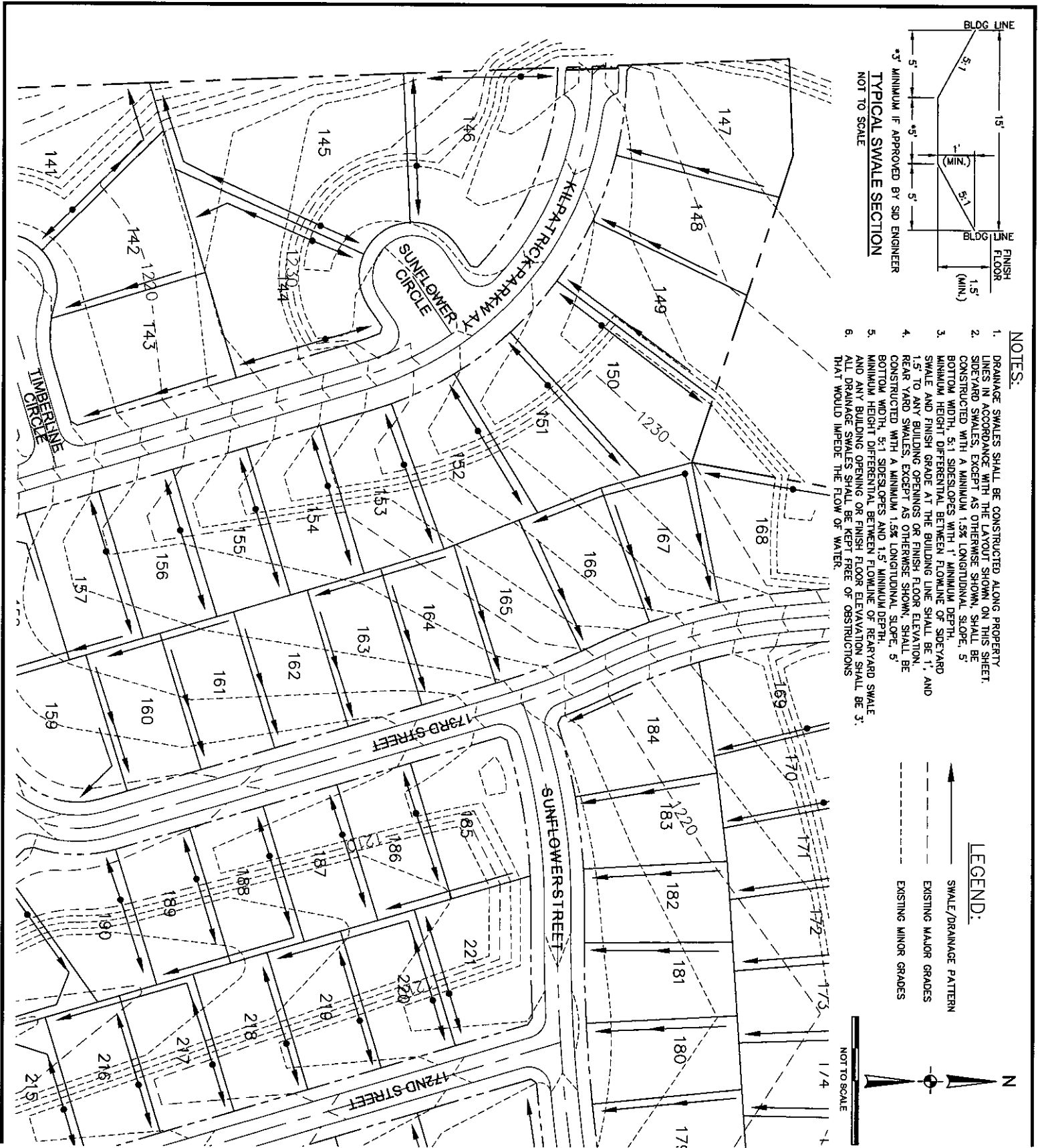
188TH STREET AND STATE STREET
DOUGLAS COUNTY, NEBRASKA

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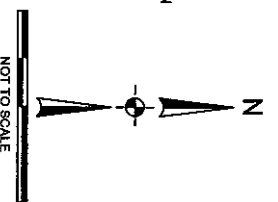
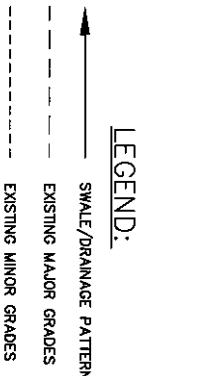
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Date Created: Tuesday, May 25, 2006 8:21:43 PM
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 Date Plotted: Thursday, November 01, 2007 10:00:12 AM



- NOTES:**
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 6. ALL DRAINAGE SWALES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT WOULD IMPEDE THE FLOW OF WATER.



PROJECT NO.:	001-006-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MDB
CHECKED:	MDS
SHEET NO.:	4 OF X

DRAINAGE EXHIBIT

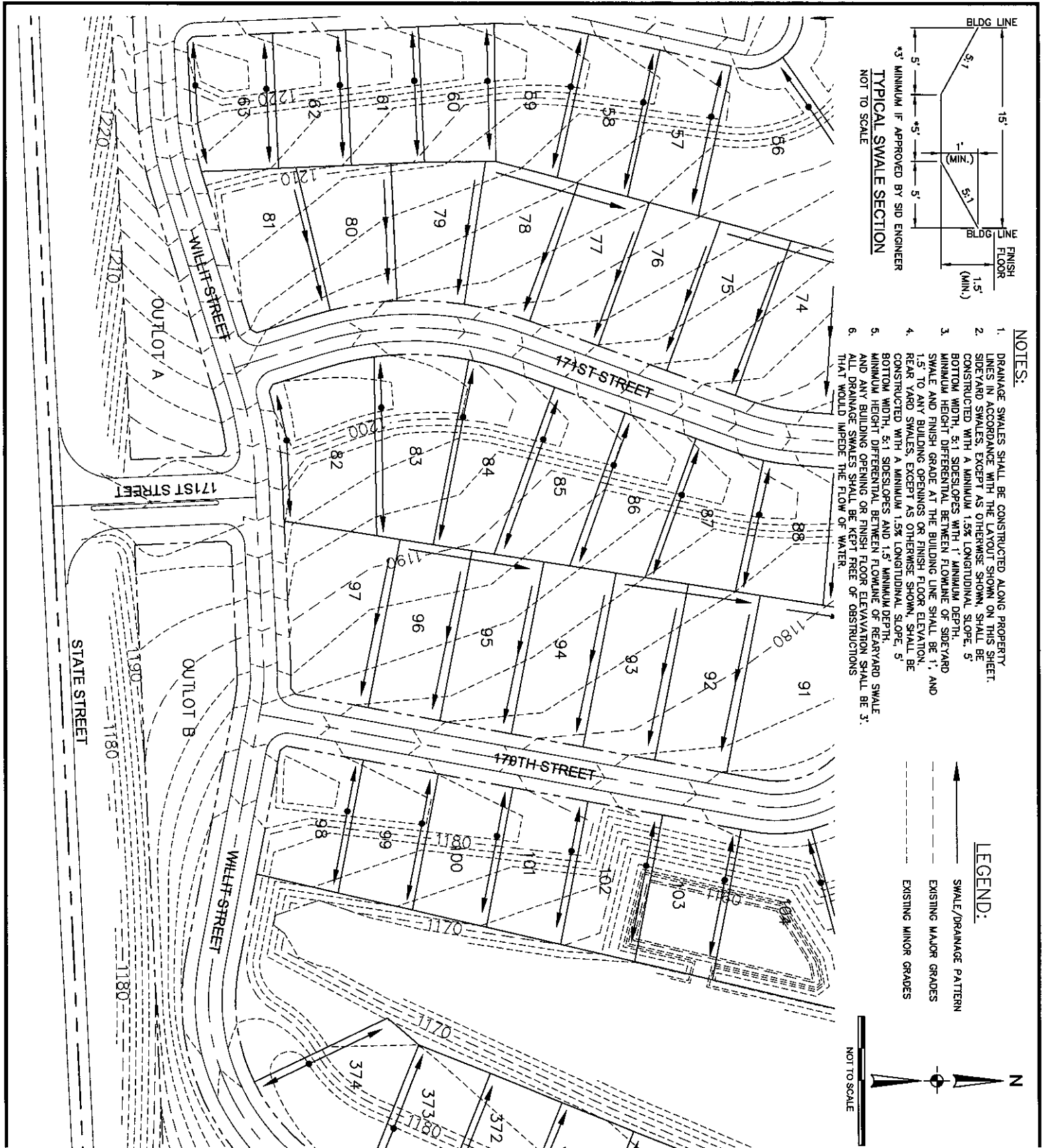
STRATFORD PARK

168TH STREET AND STATE STREET
 DOUGLAS COUNTY, NEBRASKA

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PROJECT NO.:	001-009-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MOB
CHECKED:	MDS
SHEET NO.:	5 OF X

DRAINAGE EXHIBIT

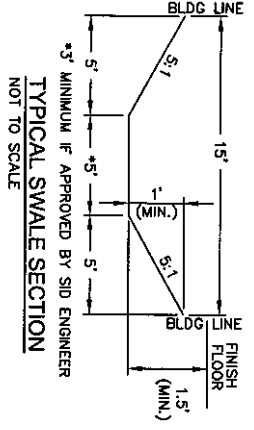
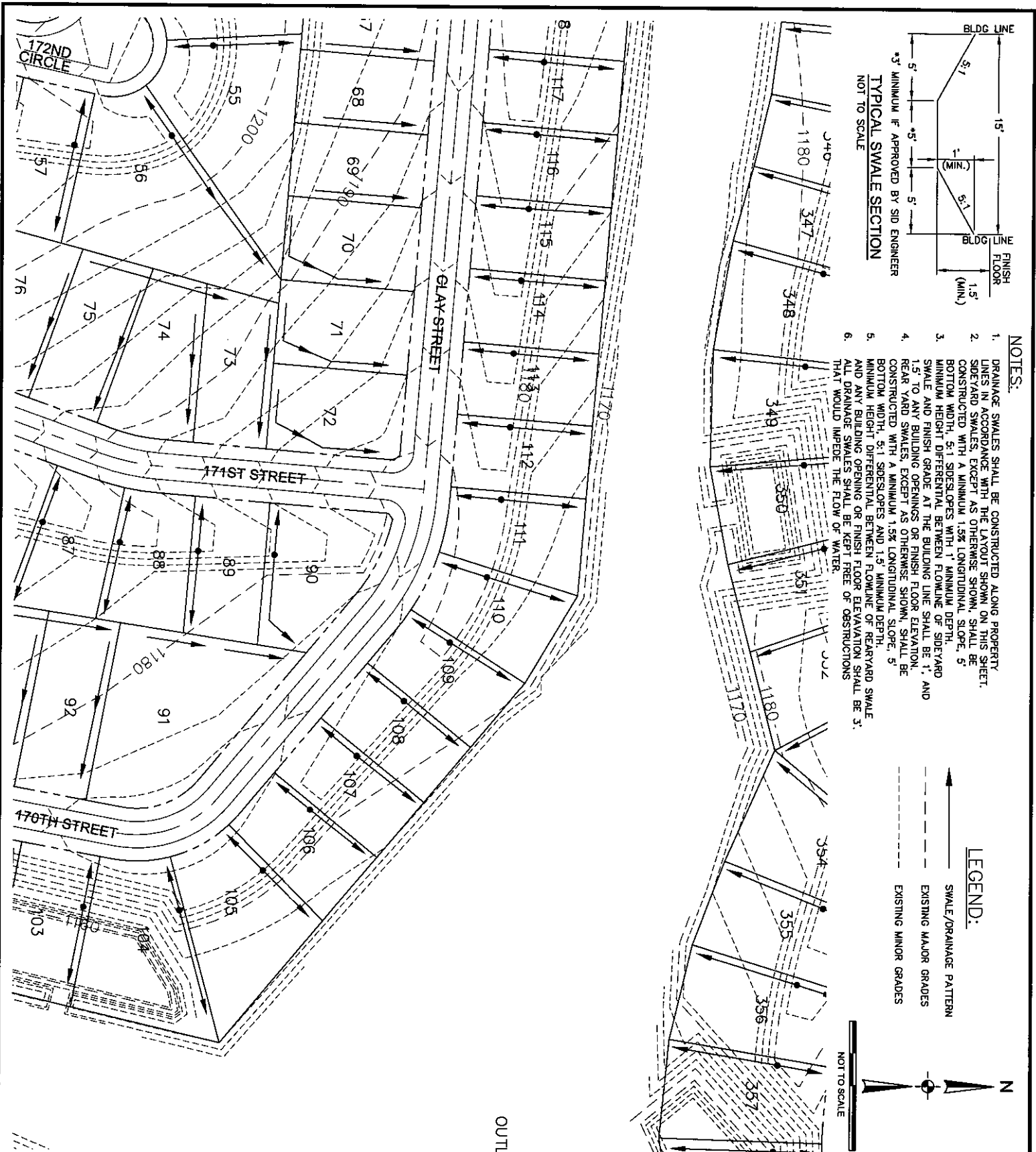
STRATFORD PARK

168TH STREET AND STATE STREET
 DOUGLAS COUNTY, NEBRASKA

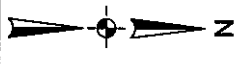
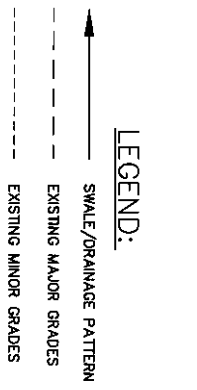
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 Last Printed by: jbd
 Date Plotted: Thursday, November 01, 2007 10:01:01 AM



- NOTES:**
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PROJECT NO.:	001-009-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MOB
CHECKED:	MDS
SHEET NO.:	8 OF X

DRAINAGE EXHIBIT

STRATFORD PARK

168TH STREET AND STATE STREET
DOUGLAS COUNTY, NEBRASKA

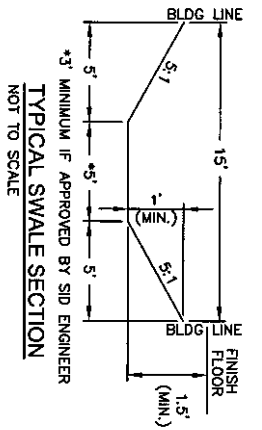
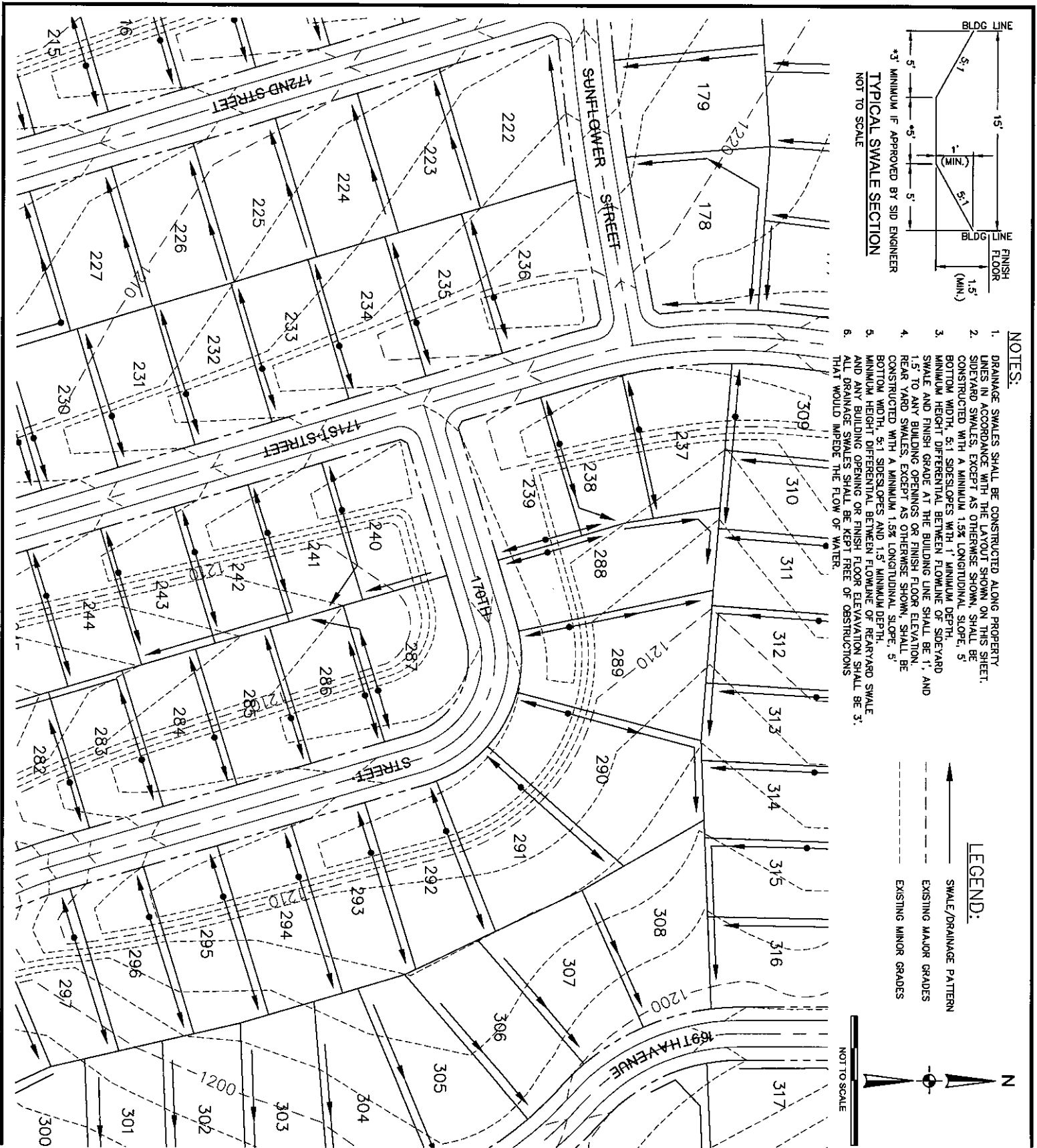
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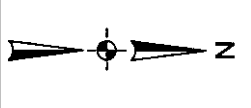
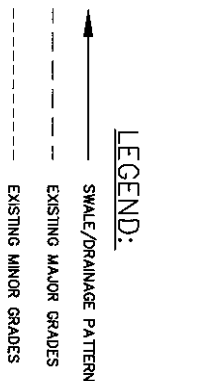
RD ENGINEERING, INC.

3803 N. 153RD STREET, SUITE 201
OMAHA, NEBRASKA 68116
402.505.4355 (PH) . 402.505.4432 (FAX)

Date Created: Tuesday, May 23, 2006 8:21:43 PM
 Filename: \\s:\projects\stratford\stratford\dwg\landscap\strat-drainage.mxd
 User: mds
 Date Saved: Thursday, May 25, 2006 2:34:30 PM
 Last Printed By: mds
 Date Plotted: Thursday, November 01, 2007 10:05:29 AM



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CHECKED:	MDS
SHEET NO.:	8 OF X

DRAINAGE EXHIBIT

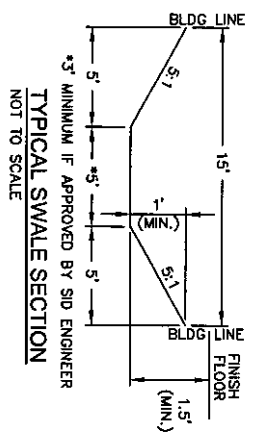
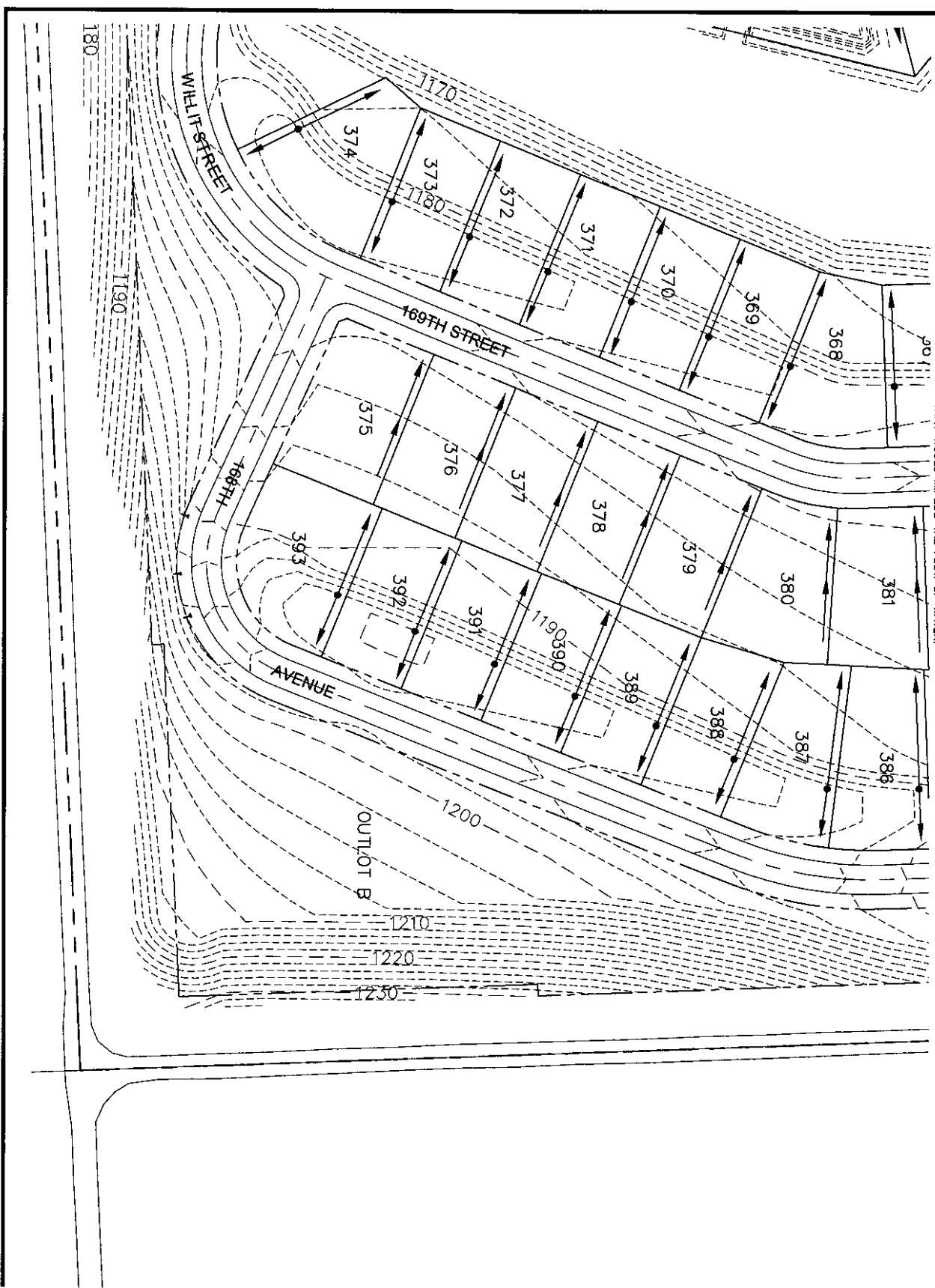
STRATFORD PARK

168TH STREET AND STATE STREET
DOUGLAS COUNTY, NEBRASKA

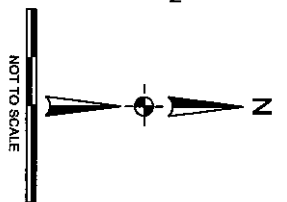
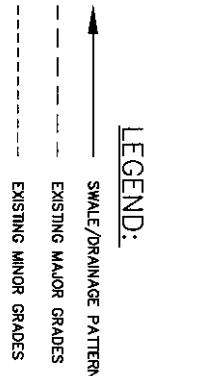
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 OMAHA, NEBRASKA 68116
 402.505.4356 (PH) . 402.505.4432 (FAX)

Date Checked: Tuesday, May 23, 2006 8:21:43 PM
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 User: mdb
 Date Plotted: Thursday, May 25, 2006 2:24:30 PM
 Plot Device: HPGL
 Date Plotted: Thursday, November 01, 2007 10:02:11 AM



- NOTES:**
1. DRAINAGE SWALES SHALL BE CONSTRUCTED ALONG PROPERTY LINES IN ACCORDANCE WITH THE LAYOUT SHOWN ON THIS SHEET.
 2. SIDEYARD SWALES, EXCEPT AS OTHERWISE SHOWN, SHALL BE CONSTRUCTED WITH A MINIMUM 1.5% LONGITUDINAL SLOPE. 5' BOTTOM WIDTH, 5:1 SIDESLOPES WITH 1' MINIMUM DEPTH, MINIMUM HEIGHT DIFFERENTIAL BETWEEN FLOWLINE OF SIDEYARD SWALE AND FINISH GRADE AT THE BUILDING LINE SHALL BE 1', AND 1.5' TO ANY BUILDING OPENINGS OR FINISH FLOOR ELEVATION.
 3. REAR YARD SWALES, EXCEPT AS OTHERWISE SHOWN, SHALL BE CONSTRUCTED WITH A MINIMUM 1.5% LONGITUDINAL SLOPE. 5' BOTTOM WIDTH, 5:1 SIDESLOPES AND 1.5' MINIMUM DEPTH.
 4. MINIMUM HEIGHT DIFFERENTIAL BETWEEN FLOWLINE OF REARYARD SWALE AND ANY BUILDING OPENING OR FINISH FLOOR ELEVATION SHALL BE 3'. ALL DRAINAGE SWALES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT WOULD IMPEDE THE FLOW OF WATER.



PROJECT NO.:	001-009-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MDB
CHECKED:	MDS
SHEET NO.:	9 OF X

DRAINAGE EXHIBIT

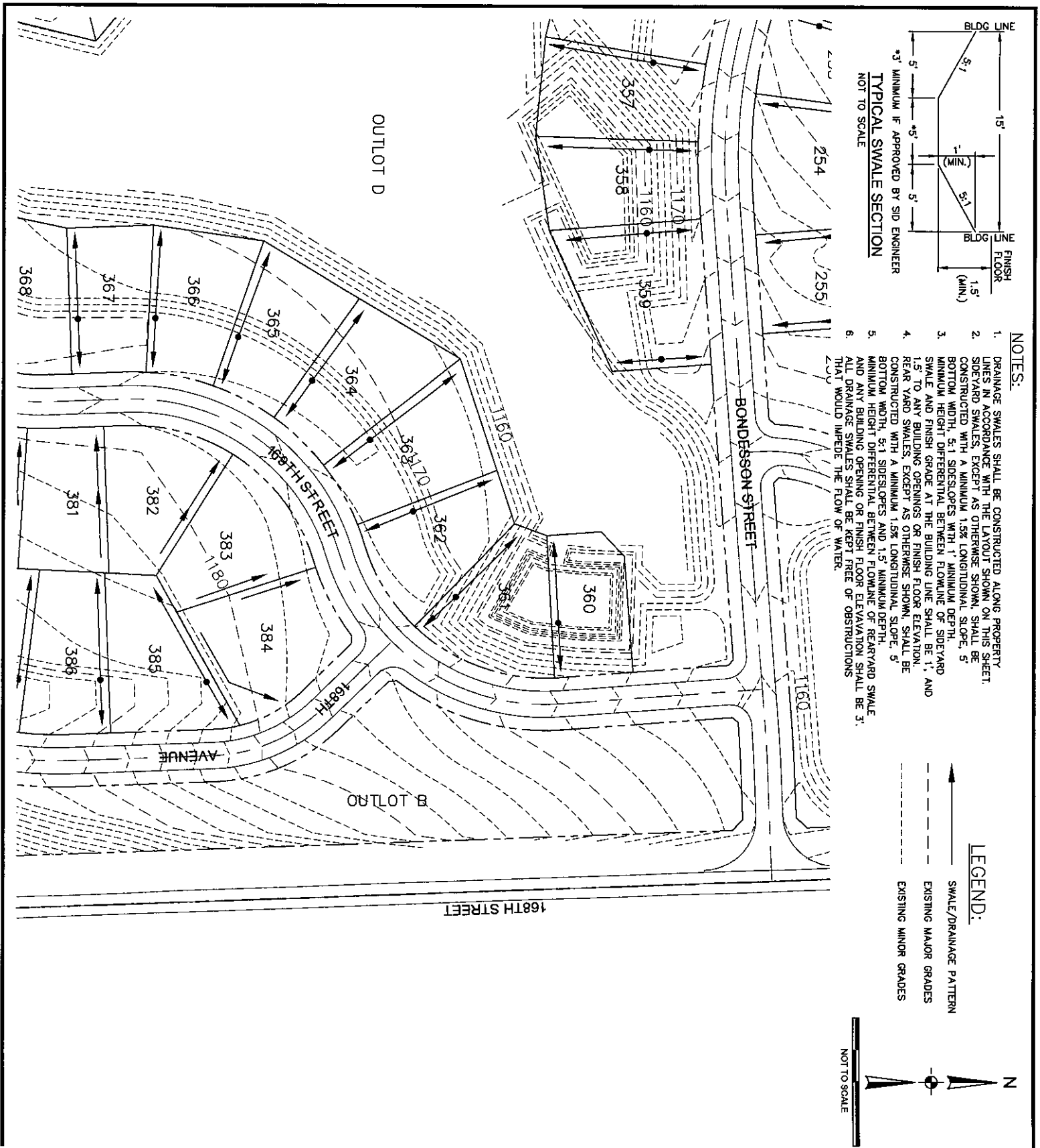
STRATFORD PARK

168TH STREET AND STATE STREET
 DOUGLAS COUNTY, NEBRASKA

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 OMAHA, NEBRASKA 68116
 402.505.4355 (PH) . 402.505.4432 (FAX)

Date Created: Tuesday, May 23, 2006 5:21:43 PM
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 Date Saved: Monday, May 22, 2006 2:34:30 PM
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 Date Plotted: Thursday, November 01, 2007 10:02:28 AM



PROJECT NO.:	001-009-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MDB
CHECKED:	MDS
SHEET NO.:	10 OF X

DRAINAGE EXHIBIT

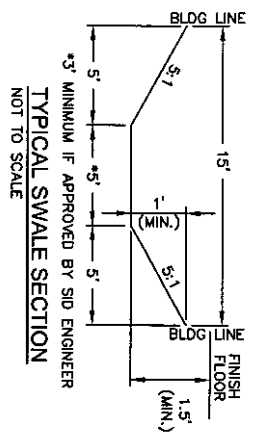
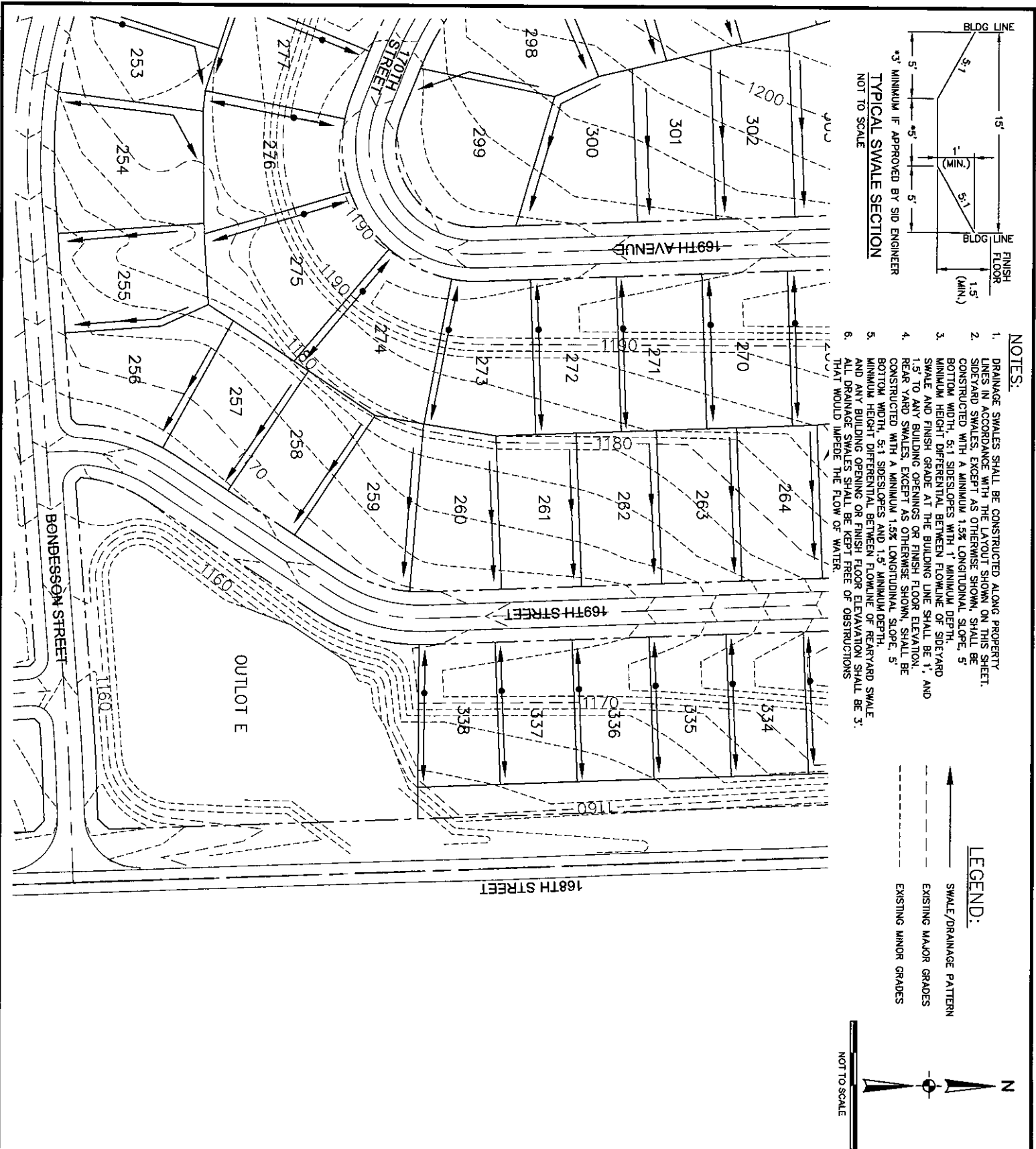
STRATFORD PARK

168TH STREET AND STATE STREET
DOUGLAS COUNTY, NEBRASKA

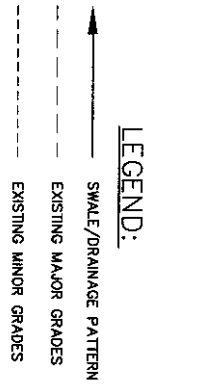
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 OMAHA, NEBRASKA 68116
 402.505.4355 (PH) 402.605.4432 (FAX)

Date Created: Tuesday, May 23, 2006 8:21:43 PM
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 User: MDS
 Date Saved: Thursday, May 25, 2006 2:24:30 PM
 User: MDS
 Date Plotted: Thursday, November 01, 2007 10:02:38 AM



- NOTES:**
1. DRAINAGE SWALES SHALL BE CONSTRUCTED ALONG PROPERTY LINES IN ACCORDANCE WITH THE LAYOUT SHOWN ON THIS SHEET.
 2. SIDEYARD SWALES, EXCEPT AS OTHERWISE SHOWN, SHALL BE CONSTRUCTED WITH A MINIMUM 1.5% LONGITUDINAL SLOPE. 5' BOTTOM WIDTH, 5:1 SIDESLOPES WITH 1' MINIMUM DEPTH, MINIMUM HEIGHT DIFFERENTIAL BETWEEN FLOWLINE OF SIDEYARD SWALE AND FINISH GRADE AT THE BUILDING LINE SHALL BE 1', AND 1.5' TO ANY BUILDING OPENINGS OR FINISH FLOOR ELEVATION.
 3. REAR YARD SWALES, EXCEPT AS OTHERWISE SHOWN, SHALL BE CONSTRUCTED WITH A MINIMUM 1.5% LONGITUDINAL SLOPE. 5' BOTTOM WIDTH, 5:1 SIDESLOPES AND 1.5' MINIMUM DEPTH.
 4. MINIMUM HEIGHT DIFFERENTIAL BETWEEN FLOWLINE OF REAR YARD SWALE AND ANY BUILDING OPENING OR FINISH FLOOR ELEVATION SHALL BE 3'.
 5. ALL DRAINAGE SWALES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT WOULD IMPED THE FLOW OF WATER.



PROJECT NO.:	001-009-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MDB
CHECKED:	MDS
SHEET NO.:	11 OF X

DRAINAGE EXHIBIT

STRATFORD PARK

168TH STREET AND STATE STREET
 DOUGLAS COUNTY, NEBRASKA

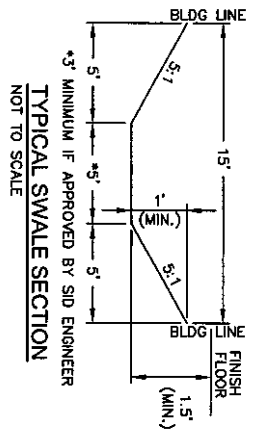
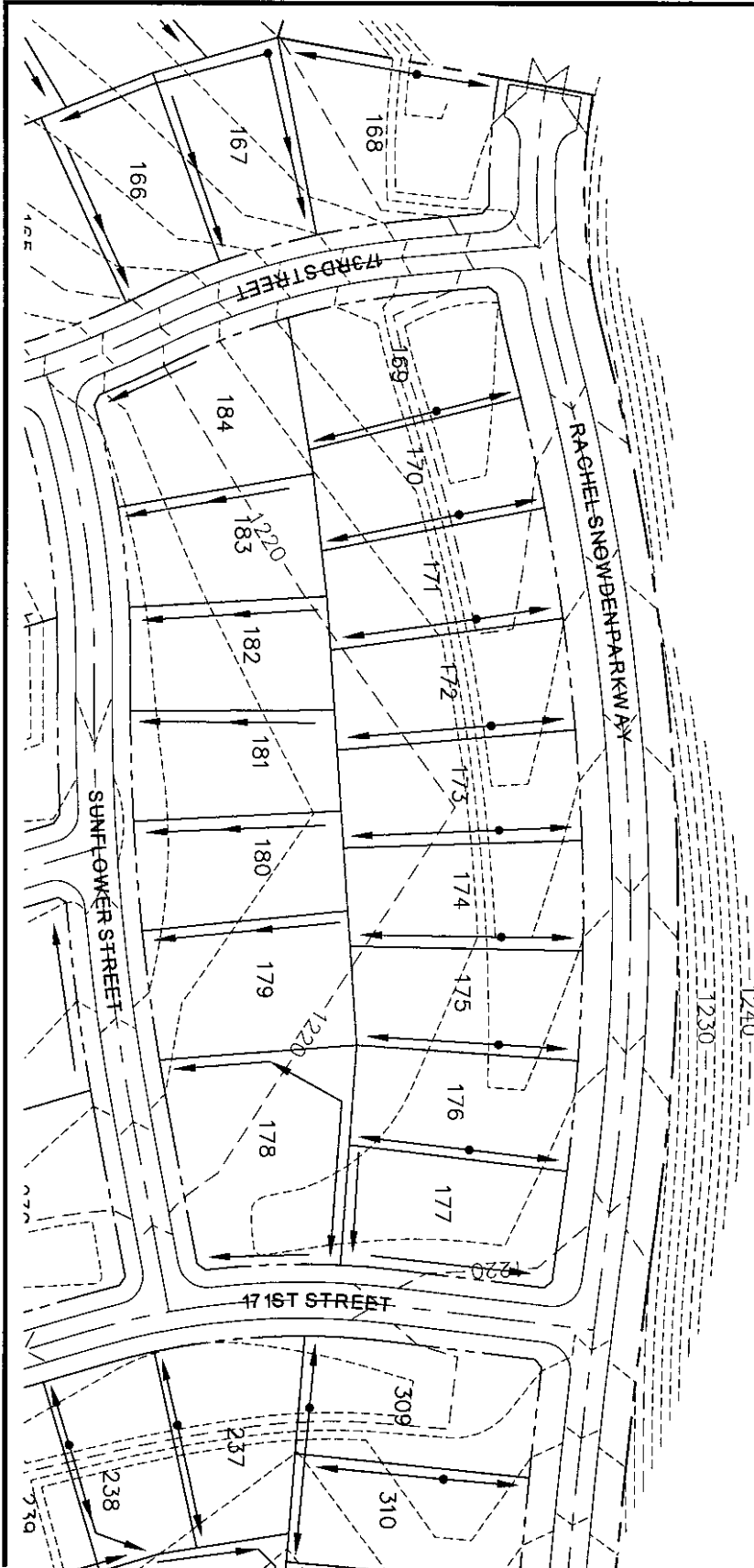
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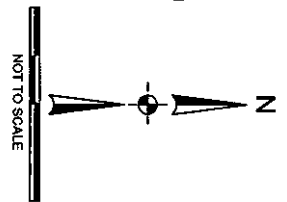
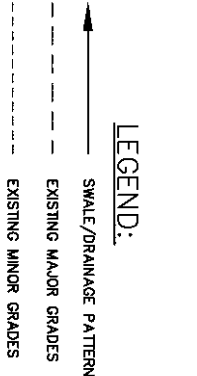
ENGINEERING, INC.

3803 N. 153RD STREET, SUITE 201
 OMAHA, NEBRASKA 68116
 402.505.4355 (PH) . 402.505.4432 (FAX)

Date Overlaid: 10/26/07, May 23, 2006 8:21:43 PM
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 User: MDS
 Date Plotted: Thursday, May 23, 2008 2:24:30 PM
 Plotter: HPGL
 Date Plotted: Thursday, November 01, 2007 10:03:04 AM



- NOTES:**
1. DRAINAGE SWALES SHALL BE CONSTRUCTED ALONG PROPERTY LINES IN ACCORDANCE WITH THE LAYOUT SHOWN ON THIS SHEET.
 2. SIDEYARD SWALES, EXCEPT AS OTHERWISE SHOWN, SHALL BE CONSTRUCTED WITH A MINIMUM 1.5% LONGITUDINAL SLOPE, 5' BOTTOM WIDTH, 5:1 SIDESLOPES WITH 1" MINIMUM DEPTH.
 3. MINIMUM HEIGHT DIFFERENTIAL BETWEEN FLOWLINE OF SIDEYARD SWALE AND FINISH GRADE AT THE BUILDING LINE SHALL BE 1" AND 1.5" TO ANY BUILDING OPENINGS OR FINISH FLOOR ELEVATION.
 4. REAR YARD SWALES, EXCEPT AS OTHERWISE SHOWN, SHALL BE CONSTRUCTED WITH A MINIMUM 1.5% LONGITUDINAL SLOPE, 5' BOTTOM WIDTH, 5:1 SIDESLOPES AND 1.5" MINIMUM DEPTH.
 5. MINIMUM HEIGHT DIFFERENTIAL BETWEEN FLOWLINE OF REAR YARD SWALE AND ANY BUILDING OPENING OR FINISH FLOOR ELEVATION SHALL BE 3".
 6. ALL DRAINAGE SWALES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT WOULD IMPEDE THE FLOW OF WATER.



PROJECT NO.:	001-000-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MDB
CHECKED:	MDS
SHEET NO.:	12 OF X

DRAINAGE EXHIBIT

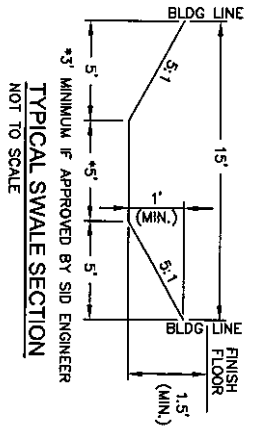
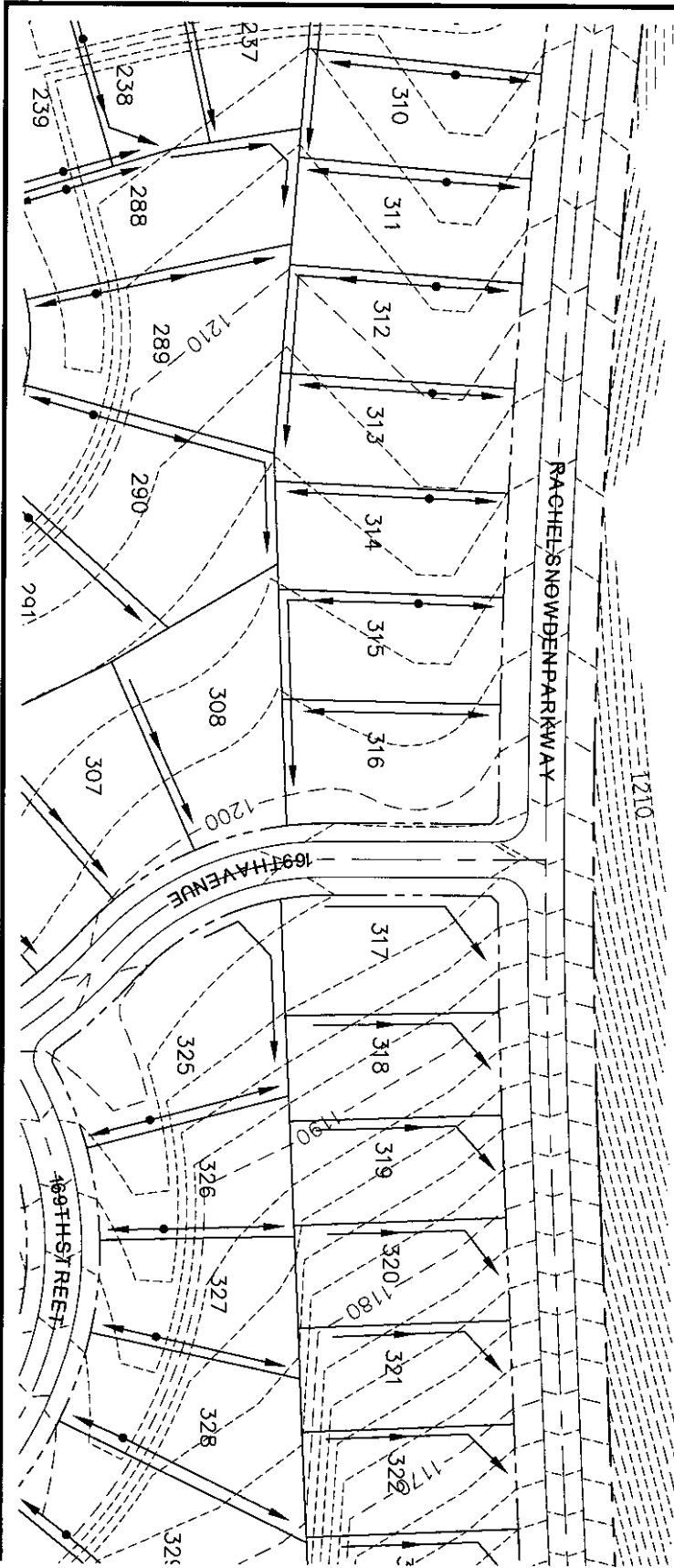
STRATFORD PARK

168TH STREET AND STATE STREET
DOUGLAS COUNTY, NEBRASKA

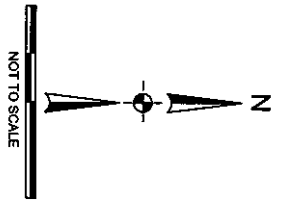
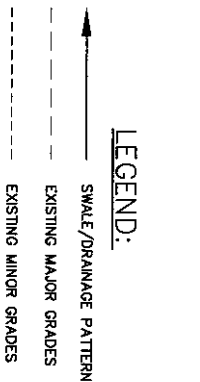
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OMAHA, NEBRASKA 68116
402.505.4355 (PH) . 402.505.4432 (FAX)

Date Created: Tuesday, May 23, 2006 5:21:43 PM
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 User: jls
 Date Saved: Thursday, May 25, 2006 2:24:30 PM
 User: jls
 Date Plotted: Thursday, November 09, 2007 10:03:22 AM



- NOTES:**
1. DRAINAGE SWALES SHALL BE CONSTRUCTED ALONG PROPERTY LINES IN ACCORDANCE WITH THE LAYOUT SHOWN ON THIS SHEET.
 2. SIDEYARD SWALES, EXCEPT AS OTHERWISE SHOWN, SHALL BE CONSTRUCTED WITH A MINIMUM 1.5% LONGITUDINAL SLOPE. 5' BOTTOM WIDTH, 5:1 SIDESLOPES WITH 1' MINIMUM DEPTH. MINIMUM HEIGHT DIFFERENTIAL BETWEEN FLOWLINE OF SIDEYARD SWALE AND FINISH GRADE AT THE BUILDING LINE SHALL BE 1', AND 1.5' TO ANY BUILDING OPENINGS OR FINISH FLOOR ELEVATION.
 3. REAR YARD SWALES, EXCEPT AS OTHERWISE SHOWN, SHALL BE CONSTRUCTED WITH A MINIMUM 1.5% LONGITUDINAL SLOPE. 5' BOTTOM WIDTH, 5:1 SIDESLOPES AND 1.5' MINIMUM DEPTH. MINIMUM HEIGHT DIFFERENTIAL BETWEEN FINISH FLOOR ELEVATION SHALL BE 3'. AND ANY BUILDING OPENING OR FINISH FLOOR ELEVATION SHALL BE 3'.
 4. ALL DRAINAGE SWALES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT WOULD IMPEDE THE FLOW OF WATER.



PROJECT NO.:	001-008-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MDB
CHECKED:	MDS
SHEET NO.:	13 OF X

DRAINAGE EXHIBIT

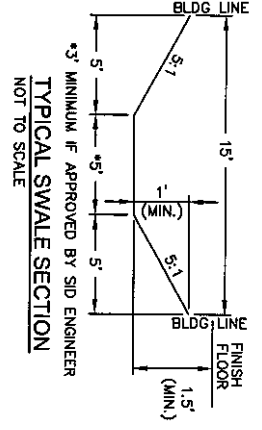
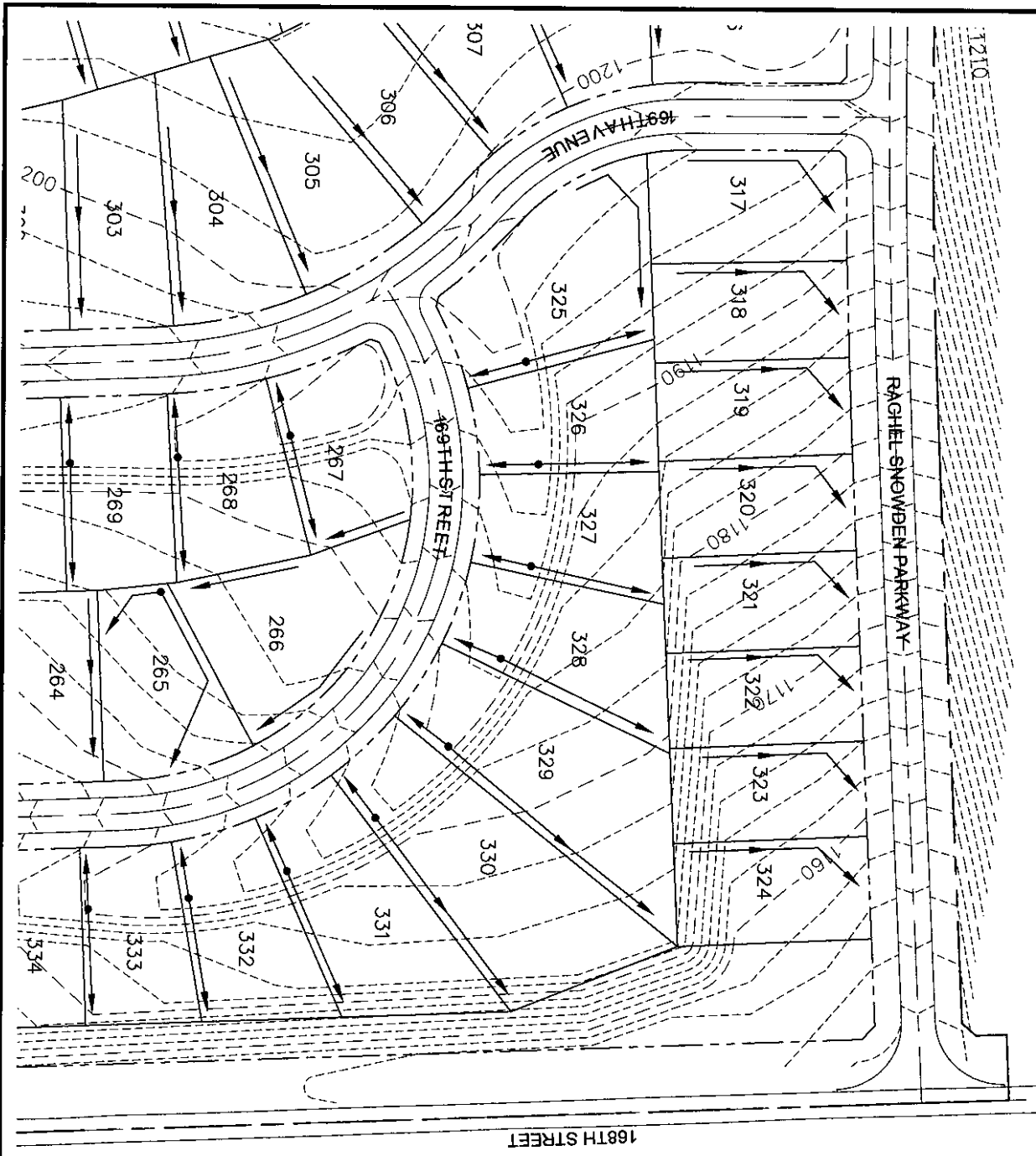
STRATFORD PARK

168TH STREET AND STATE STREET
 DOUGLAS COUNTY, NEBRASKA

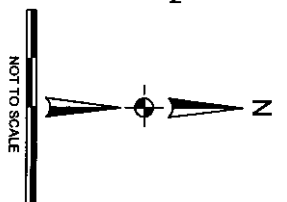
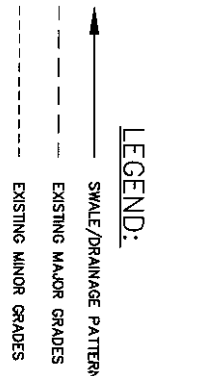
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 3803 N. 153RD STREET, SUITE 201
 OMAHA, NEBRASKA 68116
 402.505.4355 (PH) . 402.505.4432 (FAX)

Date Created: Tuesday, May 23, 2006 5:21:43 PM
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 Date Saved: Thursday, May 25, 2006 2:24:30 PM
 Last Plotted By: Crystal Smith
 Date Plotted: Tuesday, November 09, 2007 10:03:33 AM



- NOTES:**
1. DRAINAGE SWALES SHALL BE CONSTRUCTED ALONG PROPERTY LINES IN ACCORDANCE WITH THE LAYOUT SHOWN ON THIS SHEET.
 2. SIDEYARD SWALES, EXCEPT AS OTHERWISE SHOWN, SHALL BE CONSTRUCTED WITH A MINIMUM 1.5% LONGITUDINAL SLOPE. 5' BOTTOM WIDTH, 5:1 SIDESLOPES WITH 1' MINIMUM DEPTH. MINIMUM HEIGHT DIFFERENTIAL BETWEEN FLOWLINE OF SIDEYARD SWALE AND FINISH GRADE AT THE BUILDING LINE SHALL BE 1', AND 1.5' TO ANY BUILDING OPENINGS OR FINISH FLOOR ELEVATION.
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 4. ALL DRAINAGE SWALES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT WOULD IMPERE THE FLOW OF WATER.



PROJECT NO.:	001-009-05
DATE:	MAY 2006
DESIGNED:	MDS
DRAWN:	MDB
CHECKED:	MDS
SHEET NO.:	14 OF X

DRAINAGE EXHIBIT

STRATFORD PARK

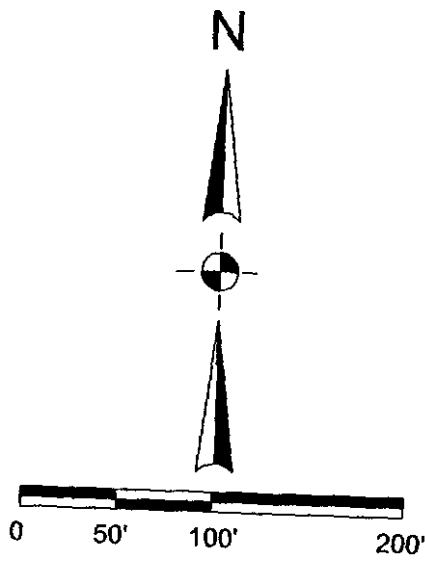
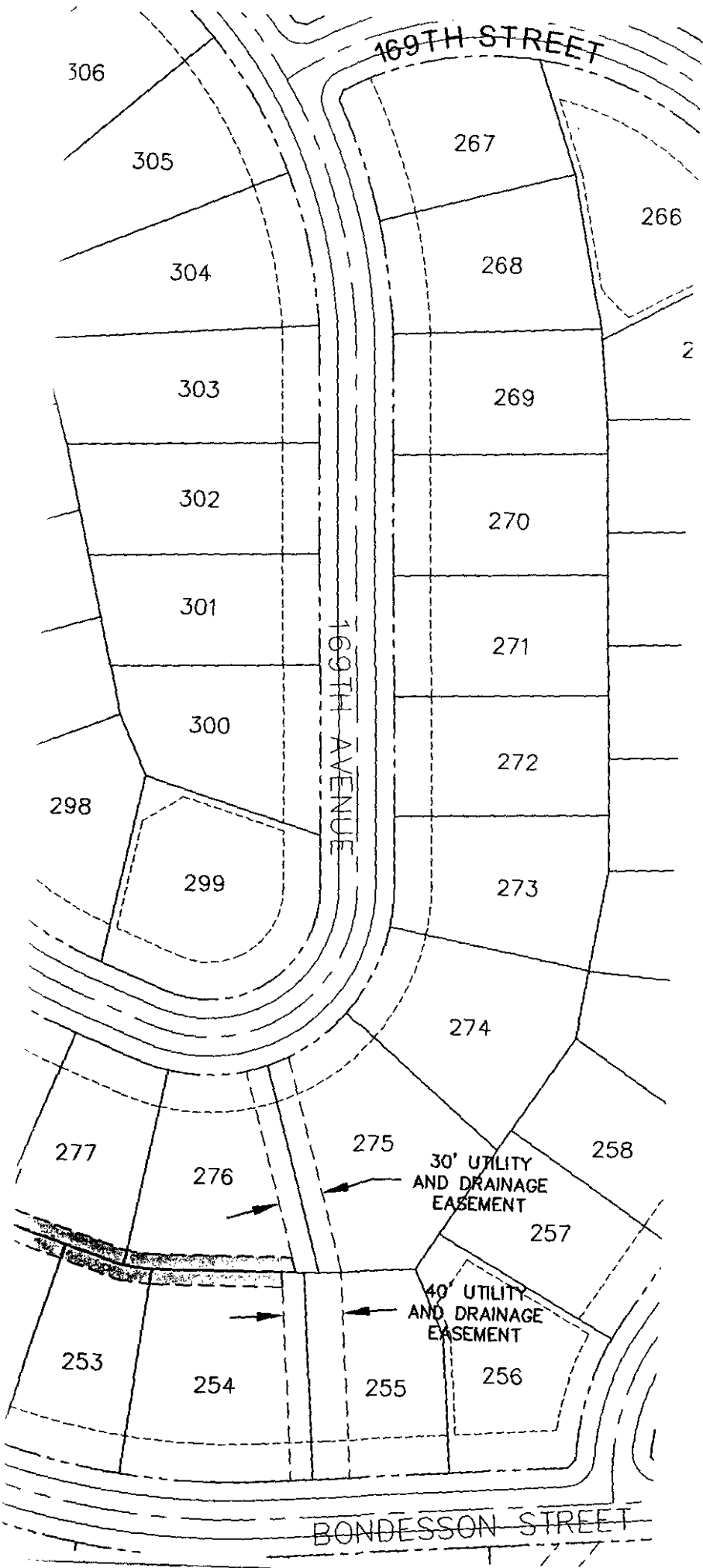
168TH STREET AND STATE STREET
 DOUGLAS COUNTY, NEBRASKA

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170TH STREET, 171ST STREET, D STREET, BONDESSON STREET
 20' DRAINAGE EASEMENT, 10' DRAINAGE EASEMENT
 204, 205, 206, 207, 208, 209, 210, 229, 230, 231, 232, 233, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 292, 293, 294, 295, 296, 297, 34, 352, 353



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STRATFORD PARK

169TH AND STATE STREETS
 DOUGLAS COUNTY, NEBRASKA

**DRAINAGE EXHIBIT A
 LOTS 240 THRU 254 & 276 THRU 287**

PROJECT NO.:	
DATE:	NOVEMBER 2007
DESIGNED:	RLD
DRAWN:	CAB
CHECKED:	RLD
SHEET NO.:	1 OF 1