

BK 1382 PG 208-209



MISC 2001 07269

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

01 MAY 17 PM 3:46

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Misc F 54.30

FEE	<u>54.30</u>	FB	<u>OC-14521</u>
BKP	<u>2</u>	C/O	<u>COMP</u>
DEL	<u>89</u>	SCAN	<u>de</u> FV

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE VILLAS AT THE GROVE, A SUBDIVISION
IN DOUGLAS COUNTY, NEBRASKA**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made on the date hereinafter set forth by ONE NINETY-TWO, LLC, a Nebraska limited liability company, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, the undersigned is the Declarant under a certain Declaration of Covenants, Conditions and Restrictions for The Villas at the Grove, a Subdivision in Douglas County, Nebraska (the "Declaration"), which Declaration was filed for record in the office of the Register of Deeds of Douglas County, Nebraska, on May 5, 2000, in Misc. Book 1336 at Pages 721 through 732, inclusive, and which governs Lots 1 through 91, inclusive, and Outlots A through G, inclusive, in The Villas at the Grove, a cluster subdivision being a replat of Lots 102 through 195, inclusive, and Outlots A and F through L, inclusive, in The Grove, subdivision as surveyed, platted and recorded in Douglas County, Nebraska; and

WHEREAS, Declarant is the owner of certain real estate hereinafter referred to as the "Properties" in the County of Douglas, State of Nebraska, described as follows:

Lots 206 through 281, inclusive, and Outlots M through Y, inclusive, in The Grove, a subdivision as surveyed, platted, and recorded in Douglas County, Nebraska;

and

WHEREAS, the Declaration at Article I, Section 7 shall be amended to include the following Outlots:

✓ 139381

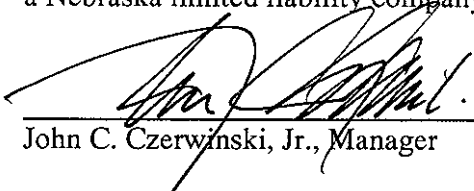
Outlot M, The Grove:	Common facilities for path, sidewalk and/or green areas;
Outlot N, The Grove:	Common facilities for path, sidewalk and/or green areas;
Outlot O, The Grove:	Common facilities for path, sidewalk and/or green areas;
Outlot P, The Grove:	Common facilities for path, sidewalk and/or green areas;
Outlot Q, The Grove:	Common facilities for path, sidewalk and/or green areas;
Outlot R, The Grove:	Common facilities for path, sidewalk and/or green areas;
Outlot S, The Grove:	Common facilities for path, sidewalk and/or green areas;
Outlot T, The Grove:	Common facilities for path, sidewalk and/or green areas;
Outlot U, The Grove:	Common facilities for path, sidewalk and/or green areas;
Outlot V, The Grove:	Private streets serving The Villas at the Grove;
Outlot W, The Grove:	Common facilities for path, sidewalk and/or green areas;
Outlot X, The Grove:	Common facilities for path, sidewalk and/or green areas;
Outlot Y, The Grove:	Common facilities for path, sidewalk and/or green areas;

WHEREAS, pursuant to the terms and conditions of the Declaration, the Declarant is desirous of subjecting the Properties to the easements, restrictions, covenants and conditions for use set forth in the Declaration for the purpose of protecting the value and desirability of the Properties.

NOW THEREFORE, Declarant hereby declares that all of the Properties shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration as if same had been included at the time of the execution and filing of the Declaration. The Properties now being included in the Declaration shall be subject to all of the time periods referenced in the Declaration in the same manner as if they had originally been included in the Declaration. It is the intent hereof that the Properties shall be considered to have been covered by the Declaration from the time of its filing to allow for continuity among all of the Lots covered by the Declaration. Article I, Section 7 of the Declaration is hereby amended to include Outlots M through Y in the manner set forth above.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment to Declaration this 14th day of May, 2001.

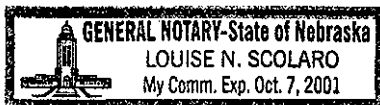
ONE NINETY-TWO, LLC,
a Nebraska limited liability company

By: 

John C. Czerwinski, Jr., Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 14th day of May, 2001, by JOHN C. CZERWINSKI, JR., Manager of One Ninety-Two, LLC, a Nebraska limited liability company, on behalf of the company.





Notary Public

89045.1