

\$7050

Dan Joltz
REGISTER OF DEEDS

INST. NO 2000

2000 APR 21 P 12: 23

016485

BLOCK
CODE
CHECKED
ENTERED
EDITED

FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS & RESTRICTIONS OF RIDGE SOUTH

WHEREAS, the undersigned, constituting owners of at least two-thirds of the "Lots" located on the "Property" described in and covered by the Declaration of Protective Covenants, Conditions & Restrictions of Ridge South filed of record with the Lancaster County Register of Deeds as Instrument No. 96-033558 ("Protective Covenants"), do hereby desire to amend the terms of the Protective Covenants.

NOW, THEREFORE, the undersigned hereby agree to amend the Protective Covenants as follows:

1. The "Property" as defined in the Protective Covenants is hereby amended to only include the real property legally described and shown on Exhibit "A", which is attached hereto and incorporated herein by this reference, and to specifically exclude Lot 1, Block 2, Lots 1 through 4, Block 10 and Lots 1 and 2, Block 11, The Ridge 13th Addition, and Lots 3, 4 and 5, The Ridge 17th Addition, all located in Lincoln, Lancaster County, Nebraska. The lots being excluded are governed by The Ridge Addition Protective Covenants, as amended, and should not be included within the Protective Covenants.

2. Paragraph XI of the Protective Covenants is hereby amended and restated as follows:

XI. The exterior of any single-family residence constructed on any A-Lot or on any B-Lot must be faced with siding, stucco, or brick; provided, however, that in no event shall any such single family residence be faced with less than 60% brick or stone. The exterior of any single-family residence constructed on any C-Lot must be faced with siding, stucco, or brick; provided, however, that in no event shall the front and two sides (not the back) of any such single family residence be faced with less than 50% brick or stone. All exposed foundation walls of any single-family residence constructed on any Lot shall be faced with brick, stucco or siding. Chimneys of all fireplaces on the exterior of any single-family residence constructed on any Lot shall be faced with brick or stone. Chimneys of all fireplaces on the exterior of any single-family residence constructed on any Lot shall not be faced with stucco or siding.

3. Paragraph XIII of the Protective Covenants is hereby amended and restated as follows:

XIII. Except as set forth in paragraph XII above, and except for appropriate gutter and downspout systems, all single-family residences constructed on any Lot shall have a roof consisting solely of #1 cedar shake shingles, horizon asphalt shingles, or #1 wood shingles. In addition to the cedar, asphalt and wood shingles set forth above, any roof located on any such single-family residence may be constructed of slate shingles which are approved in writing by the Architectural Review Committee.

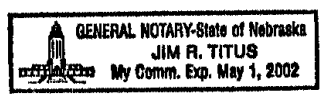
4. All other terms and conditions of the Protective Covenants, except as amended herein, remain in full force and effect. In the event of a conflict between the terms of this First Amendment and the terms of the Protective Covenants, the terms of this First Amendment shall control. Capitalized terms used herein and not defined herein have the same meaning as in the Protective Covenants.

Lots 3 and 4, The Ridge 17th Addition,
Lincoln, Lancaster County, Nebraska

[Signature]
James Dager
[Signature]
Ginger S. Dager

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 20th day of December, 1999, by James Dager, a married person.

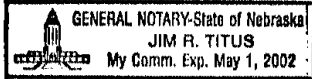


[Signature]
Notary Public

Sawcrest + Kalkowski

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 20th day of December, 1999, by Ginger S. Dager, a married person.



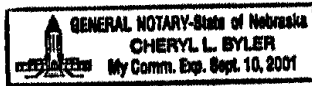
[Signature]
Notary Public

Lot 5, The Ridge 17th Addition,
Lincoln, Lancaster County, Nebraska

Mahendra K. Bansal
Mahendra K. Bansal, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 25th day of February, ~~1999~~ ²⁰⁰⁰, by Mahendra K. Bansal, Trustee, as Trustee.



[Signature]
Notary Public

Lots 1 and 2, Block 11, The Ridge 13th
Addition, Lincoln, Lancaster County, Nebraska

Jay D. Peters

Joan M. Peters

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this ____ day of _____, 1999, by Jay D. Peters, a married person.

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this ____ day of _____, 1999, by Joan M. Peters, a married person.

Notary Public

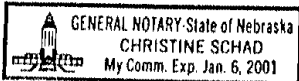
Lot 1, Block 10, The Ridge 13th Addition,
Lincoln, Lancaster County, Nebraska

[Signature]
Larry L. Pfeil

[Signature]
Carmel J. Pfeil

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 19 day of February, ~~1999~~ ²⁰⁰⁰, by Larry L. Pfeil, a married person.



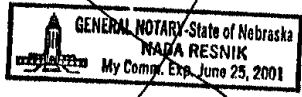
[Signature]
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)



19 Feb 2000

The foregoing was acknowledged before me this 31 day of FEB., 1999, by Carna J. Pfeil, a married person.



Nada Resnik
Notary Public

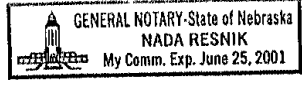
Lot 2, Block 10, The Ridge 13th Addition,
Lincoln, Lancaster County, Nebraska

Hunter C. Harman
Hunter C. Harman

Sheila R. Harman
Sheila R. Harman

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

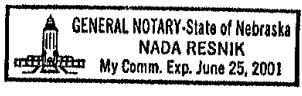
The foregoing was acknowledged before me this 31 day of JAN, ²⁰⁰⁰1999, by Hunter C. Harman, a married person.



Nada Resnik
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 31 day of JAN, ²⁰⁰⁰1999, by Sheila R. Harman, a married person.



Nada Resnik
Notary Public

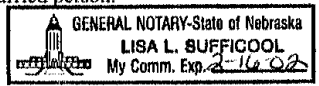
Lot 3, Block 10, The Ridge 13th Addition,
Lincoln, Lancaster County, Nebraska

Terry L. Rounsberg
Terry L. Rounsberg

Sherri L. Rounsberg
Sherri L. Rounsberg

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

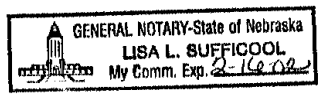
The foregoing was acknowledged before me this 17 day of February, ²⁰⁰⁰1999, by Terry L. Rounsberg, a married person.



Lisa L. Sufficol
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 17 day of February, ²⁰⁰⁰1999, by Sherri L. Rounsberg, a married person.



Lisa L. Sufficol
Notary Public

Lot 4, Block 10; Lot 1, Block 4; Lots 2, 4, 5 and 6,
Block 3; Lot 1, Block 2; all located in The Ridge 13th
Addition; Lots 1 - 16, Block 1; Lots 1 - 11, Block 2;
Lots 1 - 5, Block 3; Lots 1 - 13, Block 4, Outlot A,
and Outlot B, all located in The Ridge 21st Addition,
Lincoln, Lancaster County, Nebraska

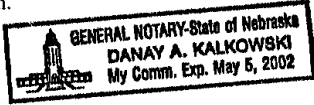
RIDGE DEVELOPMENT COMPANY, a Nebraska
corporation

By: Thomas E. White
Thomas E. White, President of Development

By: John C. Brager
John C. Brager, President of Construction

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

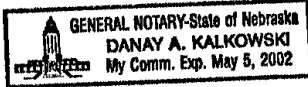
The foregoing was acknowledged before me this 11th day of November, 1999, by Thomas E. White, President of Development of Ridge Development Company, a Nebraska corporation, on behalf of the corporation.



Danay A. Kalkowski
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 11th day of November, 1999, by John C. Brager, President of Construction of Ridge Development Company, a Nebraska corporation, on behalf of the corporation.



Danay A. Kalkowski
Notary Public

Lots 4-8, Block 4; Lots 1 and 2, Block 5; Lot 11, Block 6; and Lot 1, Block 7 all located in The Ridge 13th Addition, Lincoln, Lancaster County, Nebraska

WOODS LOTS, INC. a Nebraska corporation

By: F Pace Woods
Title: President

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 15th day of December, 1999, by F Pace Woods, President of Woods Lots, Inc., a Nebraska corporation, on behalf of the corporation.



Donna M Tyler
Notary Public

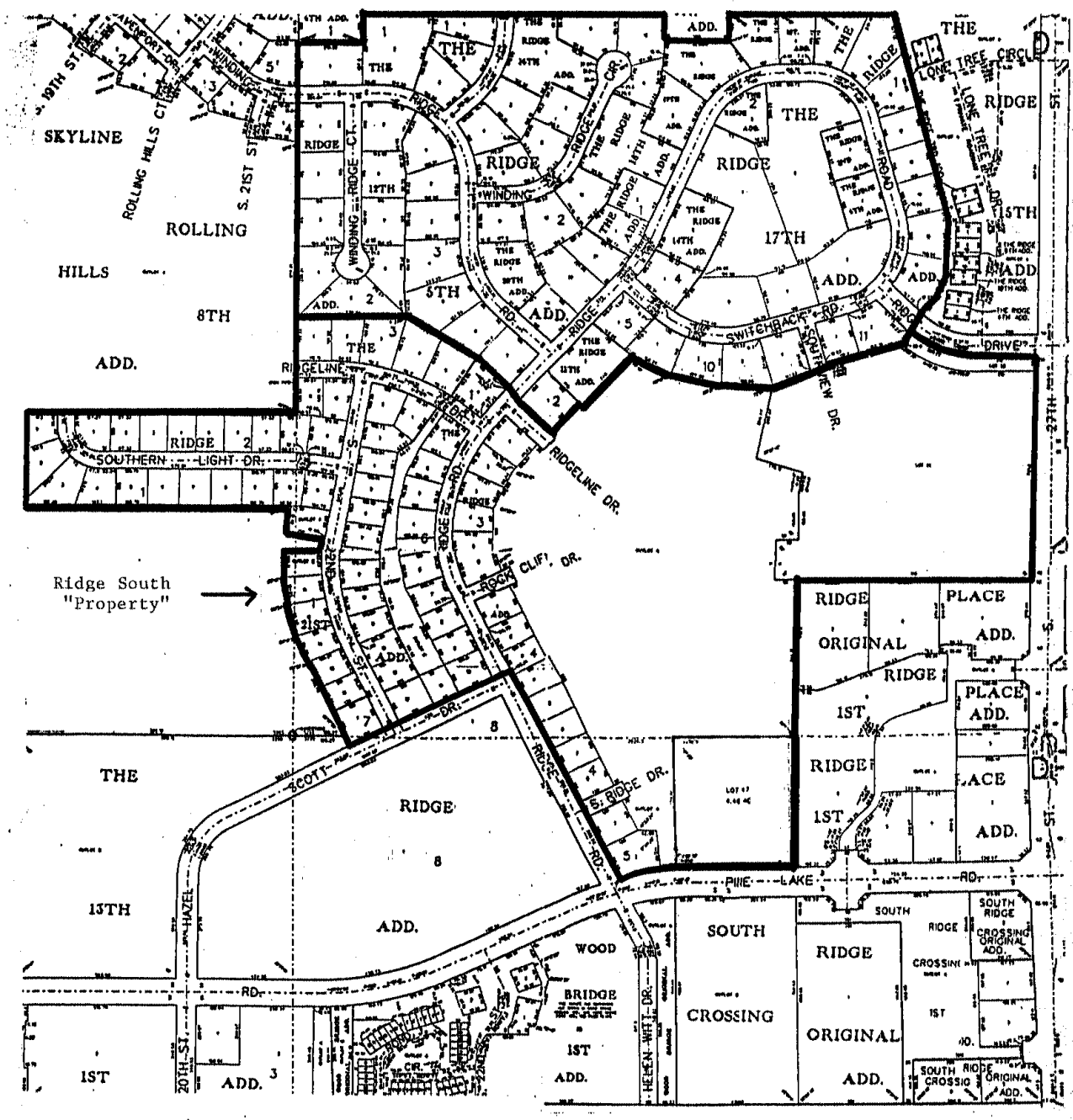


Exhibit "A"

THE RIDGE SOUTH
"Property"

SE14

LOTS 63 AND 64 I.T., LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA ✓

LOT 47 I.T., NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA ✓

THREE 13

- LOT 1, BLOCK 1, THE RIDGE 13TH ADDITION. ✓
- LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 3, THE RIDGE 13TH ADDITION. ✓
- LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 4, THE RIDGE 13TH ADDITION. ✓
- LOTS 1 AND 2, BLOCK 5, THE RIDGE 13TH ADDITION. ✓
- LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12, BLOCK 6, THE RIDGE 13TH ADDITION. ✓
- LOT 1, BLOCK 7, THE RIDGE 13TH ADDITION. ✓
- OUTLOT "A", THE RIDGE 13TH ADDITION. ✓
- OUTLOT "C", THE RIDGE 13TH ADDITION. ✓

THREE 21
L15 B1
NKA
L1
THREE 21

- LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16, BLOCK 1, THE RIDGE 21ST ADDITION. ✓
- LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 2, THE RIDGE 21ST ADDITION. ✓
- LOTS 1, 2, 3, 4, AND 5, BLOCK 3, THE RIDGE 21ST ADDITION. ✓
- LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13, BLOCK 4, THE RIDGE 21ST ADDITION. ✓
- OUTLOT "A", THE RIDGE 21ST ADDITION. ✓
- OUTLOT "B", THE RIDGE 21ST ADDITION. ✓

ALL LOCATED IN LINCOLN, LANCASTER COUNTY, NEBRASKA

E1

October 13, 1999
CAMIKESURVEYRIDGE50