

DON CLARK
REGISTER OF DEEDS
SAUNDERS CO. NEBR.
2012 FEB 23 AM 10:24
BOOK 416 PAGE 831
OF GEN INST# 342
(Signature)

EB

**FIRST AMENDMENT TO DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF THOMAS LAKES THIRD ADDITION AND
THOMAS LAKES FOURTH ADDITION, SUBDIVISIONS IN
SAUNDERS COUNTY, NEBRASKA**

WHEREAS, Dennis M. Thomas, as Trustee of the Thomas Family Trust, is the successor in interest to Dennis M. Thomas, Trustee of the Melvin Thomas Testamentary Trust, and,

WHEREAS, on July 3, 2002, Dennis M. Thomas, Trustee of the Melvin Thomas Testamentary Trust, and Dennis M. Thomas and Susan K. Thomas, husband and wife, as Declarant, executed a Declaration of Covenants, Conditions, Restrictions and Easements of Thomas Lakes Third Addition and Thomas Lakes Fourth Addition, Subdivisions in Saunders County, Nebraska, and,

WHEREAS, on July 5, 2002, said Declaration was filed with the Saunders County Register of Deeds and recorded in Book 273, at Page 881 of the General Records of Saunders County, Nebraska, and,

WHEREAS, Article VI, GENERAL PROVISIONS, paragraph 2, states, in part, as follows:

“... This Declaration may be amended by Declarant in any manner in which Declarant may determine in Declarant’s full and absolute discretion for a period of ten (10) years from the date hereof...”, and,

WHEREAS, said Declaration does require that all owners of Lots in Thomas Lakes Third Addition and Thomas Lakes Fourth Addition are to be members of Thomas Lakes Owners Association, a Nebraska non-profit corporation, and,

WHEREAS, said Declaration further provides that the owners of Lots in Thomas Lakes Third Addition and Thomas Lakes Fourth Addition, as members of the Association, are to have the general use, benefit, and enjoyment, as members of Thomas Lakes Owners Association, of all Common Areas, including, but not limited to, all lakes, all beach areas between lakes and lot lines fronting said lakes, all roads, and all boat ramps in Thomas Lakes, Thomas Lakes Third Addition and Thomas Lakes Fourth Addition, and,

WHEREAS, it is the intent of Declarant to expand the lake and resultant beach areas adjacent to portions of Thomas Lakes Third Addition and to create a new Association to be known as Lake Allure Homeowners Association for said expanded lake and the lots adjacent to said lake, including certain specified Lots in Thomas Lakes Third Addition and adjacent to said expanded lake, and,

WHEREAS, it is the intent of Declarant that those portions of Thomas Lakes Third Addition and Thomas Lakes Fourth Addition, which are now adjacent to the original lakes in Thomas Lakes and shall, remain a part of Thomas Lakes and the Thomas Lakes Owners Association and shall not have any rights or privileges to the use of the expanded lake or the new Lake Allure Homeowners Association;

NOW, THEREFORE, the undersigned, as Declarant, does hereby, pursuant to this First Amendment, effectuate the following:

1. Remove the following Lots from the terms, conditions, and obligations of the
aforenoted Declaration of Covenants, Conditions, Restrictions and Easements of Thomas Lakes
Third Addition and Thomas Lakes Fourth Addition, Subdivision, in Saunders County, Nebraska,
to wit:

a. Lots 1 through 23, inclusive, and Lots 29 through 38, inclusive, of Thomas
Lakes Third Addition;

2. Prohibit the use of the expanded lake and prohibit the inclusion of the following
Lots in Lake Allure Homeowners Association, to wit:

a. Lots 24 through 28 and Lots 39 through 43, inclusive, of Thomas Lakes
Third Addition;

b. Lot 1 of Thomas Lakes Fourth Addition.

That all other terms and conditions of the Declaration of Covenants, Conditions,
Restrictions and Easements of Thomas Lakes Third Addition and Thomas Lakes Fourth
Addition, Subdivisions in Saunders County, Nebraska, not in conflict herewith, shall remain in
full force and effect.

That this First Amendment to Declaration of Covenants, Conditions, Restrictions and
Easements of Thomas Lakes Third Addition and Thomas Lakes Fourth Addition, Subdivisions in
Saunders County, Nebraska, shall be filed with the Saunders County Register of Deeds and that
upon its filing, it shall be in full force and effect.

THOMAS FAMILY TRUST

BY:

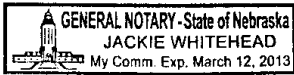
Dennis M. Thomas Trustee
Dennis M. Thomas, Trustee

Dennis M. Thomas
Dennis M. Thomas

Susan K. Thomas
Susan K. Thomas

STATE OF NEBRASKA)
) ss.
COUNTY OF SAUNDERS)

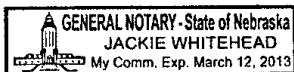
The foregoing instrument was acknowledged before me on this 21st day of
February, 2012, by Dennis M. Thomas, Trustee of the Thomas Family Trust.



Jackie Whitehead
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF SAUNDERS)

The foregoing instrument was acknowledged before me on this 21st day of
February, 2012, by Dennis M. Thomas and Susan K. Thomas, husband and wife.



Jackie Whitehead
Notary Public