

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2014-27278

12/05/2014 1 15 53 PM

Lloyd J. Dowding

REGISTER OF DEEDS

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FOR RECORDING
INFORMATION.**

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NEXT PAGE.**

LLOYD J. DOWDING

SARPY COUNTY REGISTER OF DEEDS

Steven J. Stastny, Deputy

1210 GOLDEN GATE DRIVE, # 1230

PAPILLION, NE 68046-2842

402-593-5773

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*McCune Dev.
11530 I St. #200
Omaha, NE 68137*

**FIRST AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF TIBURON RIDGE, A SUBDIVISION
IN SARPY COUNTY, NEBRASKA**

THIS FIRST AMENDMENT is made to the Declarations of Covenants, Conditions, Restrictions, and Easements for Tiburon Ridge, dated November 13, 2013, and recorded with the Sarpy County Register of Deeds on November 18, 2013, as Instrument No. 2013-35196, by JMF, LLC, a Nebraska Limited Liability Company (the "Declarant").

PRELIMINARY STATEMENT

The Declaration was made by the Declarant in connection with the development of real estate legally described as follows:

Lots 1 through 50, all inclusive, in Tiburon Ridge, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

Declarant has considered amendment of the Declaration for purposed of amending Article I, Section 15. Article V, Section 2, allows the Declarant to amend the Declaration in any manner which it may determine in its full and absolute discretion for a period of five (5) years from the date of the Declaration. It was determined by all builders prior to the completion of any residents in Tiburon Ridge to amend the public sidewalk specifications, the proposed amendment and modification of the Declaration would further keep the uniformity of the Tiburon Ridge public sidewalks.

NOW, THEREFORE, pursuant to the authority granted to the Declarant in Article V, Section 2 of the Declaration, Declarant herby amends and supplements the Declaration as follows:

1. Article I, Section 15 is hereby amended and replaced in its entirety as follows:

15. A public sidewalk shall be constructed of concrete five (5) feet wide by four (4) inches thick in front of each Lot and upon each street side of each corner Lot. The sidewalk shall be placed five (5) feet back of the street curb line and shall be constructed by the owner of the Lot prior to the time of completion of the main structure and before occupancy thereof; provided, however, this provision shall vary to comply with any requirements of Sarpy County, Nebraska.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, Declarant has executed this First Amendment as of the 3 day of December, 2014.

JMF, L.L.C., a Nebraska Limited Liability Company, "Declarant"

By: *Paul S. McCune*
Manager

STATE OF NEBRASKA)
) ss:
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 3rd day of December 2014, by Paul S. McCune, personally known to me to be the Manager of JMF, L.L.C., a Nebraska limited liability company, for and on behalf of the corporation.

Kristine K. Moore
Notary Public

