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AMENDMENT TO PROTECTIVE COVENANTS

VALLEY FARMS 1ST ADDITION - LOTS 1 THRU 83

KNOW ALL MEN BY THESE PRESENTS, that the Undersigned, owners of one hundred per cent of Lots 1 thru 83, Valley Farms 1st Addition; being a subdivision platting of part of the West 1/2 of Section 25, Township 16 N, Range 9 E of the the 6th P.M., Douglas County, Nebraska, hereby amend those protective covenants recorded in Misc. Book 569 Pages 37 thru 41, Douglas County Register of Deeds, in the following respects, to wit:

- #1 of the original protective covenants is hereby amended to read:

 1. MEMBERSHIP IN VALLEY COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION.

 Every record holder of title to the above described lots in Valley Farms 1st Addition is automatically a member of the Valley Country Club Estates Homeowners Association, a non profit corporation; and is subject to the Association's Articles, By-Laws, fees and monthly assessment on each improved lot, in order to provide for street and common area maintenance and water and sewage service.
- #2 of the original protective covenants is hereby amended to read:

 2. USE RESTRICTIONS. No lot shall be used except for residential purposes. No business, business activity, occupation or unlawful activity shall be permitted to be carried on upon said lot or lots. Lot, as used herein, shall mean a lot as now platted or a parcel of the property comprised of parts or all of two or more lots as so platted; provided that the parcel so used shall comply with all applicable building codes of the city of Valley, Nebraska. Multifamily Jwellings as apartments or condominiums shall be authorized to be built on said property.
- #5 of the original protective covenants is hereby amended to read:

 5. IMPROVEMENTS. No improvements (dwelling house in the case of a single family dwelling) shall be permitted on any lot described herein, having a value of less than \$ 42,500.00 . If a garage is not built in conjunction with the single family dwelling, space must be provided on the lot or lots to construct such a building at a later date. Any garage or out building must be built of materials compatible with the dwelling and shall be structurally harmonious with the building.
- #11 of the original protective covenants is hereby amended to read:
 11. TERM, AMENDMENTS. These covenants and restrictions shall run with and bind the land for a term of 20 years from the date the original covenants were recorded, after which time they shall be automatically extended for successive periods of 10 years. The original protective covenants and any amendments thereto may be amended at any time by an instrument signed by not less than 75% of the lot owners. Any amendment must be recorded.

IN VITNESS WHEREOF, the undersigned, being owners of one hundred per cent of said above described lots, have hereunto set their hand and seal this 20th day of November, 1984.

BULY 724 mm.110

	VALLEY COUNTRY CIUB ESTATES, LTD.
	a Nebraska limited fartnership
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	and several longer S. rue.

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ACCEPTANCE OF AMENDMENTS TO COVENANTS

The undersigned, Mortgagees upon the Property do hereby accept, approve and ratify the foregoing Amendment to Protective Covenants.

By:	State: Possion
Вуз	THE FIRST NATIONAL BANK TEKAMAH, NEBRASKA Pitle: Pitle:
	EQUITABLE FEDERAL SAVINGS AND LOAN AS OF FREMONT, NEBRASKA
Ву:	Fit Spunner M/15.
	MIDWEST FEDERAL SAYINGS AND LOAN ASSN OF NEBRASKA CITY, NEBRASKA
	1.000

NEBRASKA SAVINGS AND LOAN ASSOC., FA

Ron A. Metschke -Asst. Man. (Elkhorn)

STATE OF NEBRASKA COUNTY OF DOUGLAS SS: 500% 724 PAGE 112	
On this day of, 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came Roger T. & Janet N. Wright, husband and wife, to me know to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed. WITNESS my hand and notarial seal the day and year above last written.	- n
GENERAL MOUNTY-State of Information DIAME LEWIS My Comm. Exp. Aug. 3, 1967 Notary Public	
STATE OF NEBRASKA COUNTY OF DOUGLAS On this day of, 1984, before me a Notary Public dul commissioned and qualified in and for said County, personally came Guy & Kelanie Cornwell to be the identity of the control of	y
and acknowledged the same to be their voluntary act and deed. WITNESS my hand and notarial seal the day and year above last written.	•
GENERAL MOTARY-scale of nationals DARKE LEWIS My Comm. Exp. Aug. 3, 1967 Hotary Public	
STATE OF NEBRASKA COUNTY OF DOUGLAS SS:	
On this day of the land for said County, personally came larr J. & Kathleen A. Jensen husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed. WITNESS my hand and notarial seal the day and year above last written.	1
My Comm. Exp. Aug 3, 1887 A GENERAL MOTARY-State of manages My Comm. Exp. Aug 3, 1887 Notary Public	-
STATE OF NEBRASKA COUNTY OF DOUGLAS SS:	
On this day of, 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed. WITNESS my hand and notarial seal the day and year above last written.	
GENERAL ROBRIT SANCORDANA SANCORD	

STATE OF NEBRACKA) SUCK 724 rate 113
On this 16 day of Island, 1984, before me a Notary Public duly commissioned and qualified in and the said Commissioned and the said
commissioned and qualified in and for said County, personally came M. A. Cheney, General Managing Partner of Valley Country Club Estates, Ltd., a Nebraska limited partnership, to me known to be the General Managing Partner and the identical person who signed the formalism
identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed as General Managing Partner. WITNESS my hand and notarial seal the day and year above last written
GENERAL ROSANY-TIME OF COMMENTS DIAME LEWIS Notary Public Notary Public
STATE OF NEBRASKA) SS:
On this <u>6th</u> day of <u>February</u> , 1984, before me, a Notary Public duly commissioned and qualified in said County, personally came
Joan Trofholz , husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed. MITNESS my hand and notarial seal the day and year above last written.
MICHAEL T. LEICK My Comm. Eup. Feb 20, ISBS Michael T. Leick No Comm. Eup. Feb 20, ISBS
STATE OF NEBRASKA) COUNTY OF Colfax) ss:
On this 6th day of February, 1984, before me, a Notary Public duly commissioned and qualified in said County, personally came LeRoy Trofholz , husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the case to be the identical persons.
and acknowledged the same to be their voluntary act and deed. WITKESS my hand and notarial seal the day and year above last written.
Michael T. LECK My Comm. Exp. Feb. 20 1985 Notary Public
STATE OF NEBRASKA) ss:
On this 6th day of February, 1984, before me, a Notary Public duly commissioned and qualified in said County, personally came Fern E Wagner , husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed.
WITNESS my hand and notarial seal the day and year above last written.

COUNTY OF DOUGLAS) SS:	BOOK 724 PAGE 114
On this 16 day of 4.6., 1 commissioned and qualified in and for sa	10 County norconally some
to be the identical persons whose names and acknowledged the same to be their vo WITNESS my hand and notarial seal to	husband and wife, to me known are affixed to the foregoing instrument luntary act and deed. he day and year above last written.
DIANE LEWIS My Comm. Exp. Aug. 3, 1937	Notary Public
STATE OF NEBRASKA) COUNTY OF DOUGLAS) ss:	
Michael J. & Karla J. Steele to be the identical persons whose names	, husband and wife, to me known
and acknowledged the same to be their vo WITNESS my hand and notarial seal th	e day and year above last written.
CENERAL NOTARY-SCIENCE AND TO SELECT AND TO	Motary Public
STATE OF NEBRASKA) COUNTY OF DOUGLAS) ss:	
committee and quartified in and for sa	984, before me a Notary Public duly id County, personally came
to be the identical persons whose names and acknowledged the same to be their vo. WITNESS my hand and notarial seal the	, husband and wife, to me known are affixed to the foregoing instrument
and acknowledged the same to be their vo	, husband and wife, to me known are affixed to the foregoing instrument
and acknowledged the same to be their vo. WITNESS my hand and notarial seal the General MOTARY-State of Medical DIAME LEWIS	, husband and wife, to me known are affixed to the foregoing instrument luntary act and deed. he day and year above last written.
and acknowledged the same to be their vo. WITNESS my hand and notarial seal to GENERAL MODARY-State of Repress DIANTE LEWIS My Comm. Exp. Aug. 3, 1987 STATE OF NEBRASKA COUNTY OF POUGLAS SS:	, husband and wife, to me known are affixed to the foregoing instrument luntary act and deed. he day and year above last written. Notary Public 1984, before me a Notary Public duly id County, personally came husband and wife, to me known are affixed to the foregoing instrument luntary act and deed.

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STATE OF NEBRASKA) COUNTY OF BOUNTAS) SS: BOOK 724 PAG 115
On this <u>Join day</u> of <u>November</u> , 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally good
identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and don't
WITNESS my hand and notarial seal the day and year above last written.
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STATE OF NEBRASKA) COUNTY OF DOUGLAS) ss:
On this 19 day of November , 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came
to be the identical persons whose names are affixed to the form
and done and dood
WITNESS my hand and notarial seal the day and year above last written.
DAME LEMAN DAME 12 MAY Notary Public Notary Public
STATE OF NEBRASKA) COUNTY OF OTOE) SS:
On this day of, 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came
identical persons whose names are affixed to the foregoing instrument and
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WITNESS my hand and notarial seal the day and year above last written.
Notary Public
STATE OF NEBRASKA) COUNTY OF DOUGLAS) ss:
On this day of, 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came
to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed
WITNESS my hand and notarial seal the day and year above last written.
Notary Public

BOOK 724 PASE 116

STATE OF NEBRASKA COUNTY OF DOUGLAS

ss:

On this loss day of February 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came David H. Luhman, President of The First National Bank of Tekamah, NE to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and notarial seal the day and year above last written.

the day and year above last written.

Notary Public

STATE OF NEBRASKA COUNTY OF DOUGLAS

A GENERAL MOTARY - Style of Nobracka
MARKLYM McPHERRAM
Marklym McPHERRAM
Marklym My Comm. Eq. But. 27, 2005

Motory Public

STATE OF NEBRASKA)
COUNTY OF ROMERKS

9S:

On this 13th day of February , 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came Janet Reed, Vice President , harmony was no me kn

hotary Public

STATE OF NEBRASKA COUNTY OF DOUGLAS

ES:

on this day of horizon, 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and notarial seal the day and year above last written.

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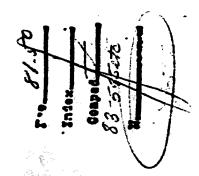
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C. HARPET STEER REGISTER OF REEDS DOUGLAS POPPLY, NEBR.





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