

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 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. Multi-family dwellings 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 WITNESS 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.

BOL 724 110

VALLEY COUNTRY CLUB ESTATES, LTD.  
a Nebraska Limited Partnership

By:

*[Signature]*  
General Managing Partner

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

SOLR 724 111

ACCEPTANCE OF AMENDMENTS TO COVENANTS

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

BANK OF VALLEY, NEBRASKA

By: J. D. Cannon PRESIDENT  
Title:

THE FIRST NATIONAL BANK  
TEXAMAH, NEBRASKA

By: David H. Hulman PRESIDENT  
Title:

EQUITABLE FEDERAL SAVINGS AND LOAN ASSN  
OF FREMONT, NEBRASKA

By: G. E. Spurr MRS.  
Title:

MIDWEST FEDERAL SAVINGS AND LOAN ASSN  
OF NEBRASKA CITY, NEBRASKA

By: Janet Reed  
Title: Vice President

NEBRASKA SAVINGS AND LOAN ASSOC., FA

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

STATE OF NEBRASKA  
COUNTY OF DOUGLAS }

ss: BOOK 724 PAGE 112

On this 16 day of Feb., 1984, before me a Notary Public duly  
commissioned and qualified in and for said County, personally came  
Roger T. & Janet M. Wright, 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.

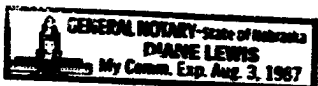


Diane Lewis  
Notary Public

STATE OF NEBRASKA  
COUNTY OF DOUGLAS }

ss:

On this 16 day of Feb., 1984, before me a Notary Public duly  
commissioned and qualified in and for said County, personally came  
Guy & Yelanie Cornwell, 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.



Diane Lewis  
Notary Public

STATE OF NEBRASKA  
COUNTY OF DOUGLAS }

ss:

On this 16 day of Feb., 1984, before me a Notary Public duly  
commissioned and qualified in and 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.

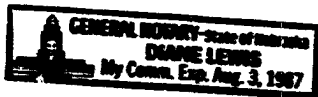


Diane Lewis  
Notary Public

STATE OF NEBRASKA  
COUNTY OF DOUGLAS }

ss:

On this 16 day of Feb., 1984, before me a Notary Public duly  
commissioned and qualified in and for said County, personally came  
Hank & Amy Schollmeyer, 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.



Diane Lewis  
Notary Public

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

ss:

Doc 724 113

On this 16 day of February, 1984, before me a Notary Public duly 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 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.



*Diane Lewis*  
Notary Public

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 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.

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



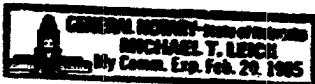
*Michael T. Leick*  
Notary Public

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 same to be their voluntary act and deed.

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



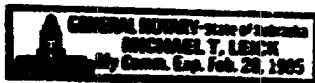
*Michael T. Leick*  
Notary Public

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 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.



*Michael T. Leick*  
Notary Public

STATE OF NEBRASKA  
COUNTY OF DOUGLAS }

BOOK 724 PAGE 114

ss:

On this 16 day of Feb., 1984, before me a Notary Public duly  
commissioned and qualified in and for said County, personally came  
K.A. and Joanna G. Cheney, 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:



Diane Lewis  
Notary Public

STATE OF NEBRASKA  
COUNTY OF DOUGLAS }

ss:

On this 16 day of Feb., 1984, before me a Notary Public duly  
commissioned and qualified in and for said County, personally came  
Michael J. & Karla J. Steele, 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.



Diane Lewis  
Notary Public

STATE OF NEBRASKA  
COUNTY OF DOUGLAS }

ss:

On this 16 day of Feb., 1984, before me a Notary Public duly  
commissioned and qualified in and for said County, personally came  
James & Marian L. Willmer, 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.



Diane Lewis  
Notary Public

STATE OF NEBRASKA  
COUNTY OF DOUGLAS }

ss:

On this 16 day of Feb., 1984, before me a Notary Public duly  
commissioned and qualified in and for said County, personally came  
Larry and Patricia Wartz, 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.



Diane Lewis  
Notary Public

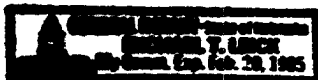
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
COLFAX

SS:

BOOK 724 PAGE 115

On this 20TH day of NOVEMBER, 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came LeRoy Trofholz, President, Wagner Mills, Inc. 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.



Michael T. Leick  
Notary Public

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 John D & Neva Johnson

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.



Dane Lewis  
Notary Public

STATE OF NEBRASKA )  
COUNTY OF OTTOE )

SS:

On this \_\_\_\_\_ day of \_\_\_\_\_, 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came \_\_\_\_\_

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.

\_\_\_\_\_  
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 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.

\_\_\_\_\_  
Notary Public

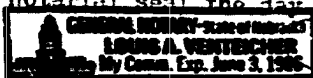
STATE OF NEBRASKA  
COUNTY OF DOUGLAS

BOOK 724 PAGE 116

SS:

On this 10<sup>th</sup> 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.



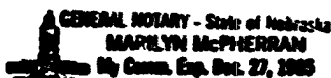
[Signature]  
Notary Public

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

SS:

On this 24 day of Feb, 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came [Signature] 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.



[Signature]  
Notary Public

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

SS:

On this 13<sup>th</sup> day of February, 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came Janet Reed, Vice President 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.

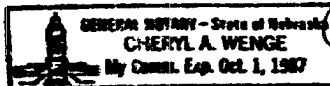
[Signature]  
Notary Public

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

SS:

On this 19<sup>th</sup> day of November, 1984, before me a Notary Public duly commissioned and qualified in and for said County, personally came [Signature] 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.



[Signature]  
Notary Public

RECEIVED

1984 NOV 21 AM 10:53

C. HANDEL, CLERK  
REGISTERED DEEDS  
DOUGLAS COUNTY, NEBR.

Book 724  
Page 109  
[Signature]

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27 Min.