



Greder Law Office  
819 "O" Street.  
Lincoln, NE 68508

Second Amendment to the  
Declaration of Covenants, Conditions and Restrictions

**Village Point at Village West**

THIS AMENDMENT is made and entered into as of this 16<sup>th</sup> day of May, 2022, by CB Townhouses, LLC, a Nebraska limited liability corporation, hereinafter referred to as the "Declarant".

All the original Definitions, Declarations, Restrictions and Covenants, Dues and Assessments, Declarants Rights, Insurance, and other Provisions previously stated in the original Declarations of Covenants, Conditions and Restrictions dated January 7<sup>th</sup>, 2019, filed on March 28<sup>th</sup>, 2019, and found at Instrument #2019009943 and the First Amendment to the Declaration of Covenants, Conditions and Restrictions, and dated June 27, 2019, filed on July 8, 2019, and found at Instrument #2019024400 in the Lancaster County, Nebraska Assessor/Register of Deeds Office shall remain in full force and effect except Article III, Restrictions and Covenants "AirBnB" and the additional Legals/Properties as setout below.

The Declarant is the owner of the following described real estate collectively referred to as "Properties":

- 1) VILLAGE WEST ADDITION, BLOCK 6, Lot 1 – Lot 10
- 2) VILLAGE WEST ADDITION, BLOCK 4, Lot 7 – Lot 8
- 3) VILLAGE WEST 1ST ADDITION, BLOCK 6, Lot 1 – Lot 2
- 4) VILLAGE WEST 1ST ADDITION, BLOCK 5, Lot 1 – Lot 10
- 5) VILLAGE WEST 1ST ADDITION, BLOCK 4, Lot 9 – Lot 21
- 6) VILLAGE WEST 1ST ADDITION, BLOCK 5, Lot 11 – Lot 18
- 7) VILLAGE WEST 1ST ADDITION, BLOCK 7, Lot 7 – Lot 10
- 8) VILLAGE WEST 3RD ADDITION, BLOCK 3, Lot 1 – Lot 6
- 9) VILLAGE WEST 3RD ADDITION, BLOCK 4, Lot 1 – Lot 14
- 10) VILLAGE WEST 3RD ADDITION, BLOCK 2, Lot 1 – Lot 14

Lincoln, Lancaster County, Nebraska, collectively referred to as "Properties"; and

Such additional Lots as shall be added to and included in said Association at Village West Addition, Lincoln, Lancaster County, Nebraska for residential purposes and such land which is established as Commons for the properties, and designated for use as private roadway and for utilities and as green space which functions as drainage way and storm water retention areas.

VWWE3  
VWWE  
VWWE11

Village Point at Village West, Association was incorporated by Declarant in Nebraska for the purposes of enforcing the Restrictive Covenants established upon the Properties and administering and maintaining the Commons.

The Declarant of the above described "Properties" acknowledges that this Restrictive Covenant was proposed at the time of conveyance of the property and by their signature upon and filing of this Second Amended Restrictive Covenant with the Office of the Register of Deeds, said owners ratify, adopt and approve this Amended Restrictive Covenant and agree to be bound by the terms and provisions of this Restrictive Covenant. In the event of a discrepancy between this Amended Restrictive Covenant and the Village West Restrictive Covenants, the latter shall control.

Article III – Amended Restriction and Covenant

"AirBnB" shall be amended as follows: **AirBnB:** AirBnB rentals are allowed.

This amended Restriction and Covenant has been approved by the Declarant and is not prohibited by any HOA bylaws or Restrictive Covenants.

Dated: May 16, 2022

CB Townhouses, LLC

By: Rebecca Buhr  
Rebecca Buhr, Secretary

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

The foregoing instrument was acknowledged before me this 16 day of May, 2022, by Rebecca Buhr, CB Townhouses, LLC, Secretary, Village Point at Village West Association on behalf of the Corporation.

Gregory A. Greder  
Notary Public

