



After Recording Return To:
Seacrest & Kalkowski, PC, LLO
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508

**FOURTH AMENDMENT OF THE
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR WATERFORD LAKE**

The undersigned, constituting the “Declarant” under the Third Amendment and Restatement of the Declaration of Covenants, Conditions, Restrictions and Easements for Waterford Lake dated July 24, 2012, and filed of record with the Lancaster County Register of Deeds as Instrument No. 2012039745 (“Declaration”), do hereby amend the Declaration as follows:

- A. Exhibit “I” attached to the Declaration is hereby deleted and replaced by Exhibit “I”, which is attached hereto and incorporated herein by this reference.
- B. Exhibit “J” attached to the Declaration is hereby deleted and replaced by Exhibit “J”, which is attached hereto and incorporated herein by this reference.
- C. Paragraph 8 of the Declaration is hereby amended and restated:

8. LAKE LOT OWNER MAINTENANCE OF FLOOD STORAGE AREA AROUND THE LAKE. Notwithstanding the obligation of the Association to maintain the Lake Association Property, the Lot Owner of each Lake Lot, by the acceptance of a deed to a Lake Lot, hereby covenants and agrees to maintain that portion of the Lake Association Property that is located between the hard edging of the shoreline of the Lake and the rear lot line of said Lot Owner’s Lake Lot, which contains flood storage area for the 100 year and 500 year storm events (“Flood Storage Area”). Declarant shall be responsible for initially seeding the Flood Storage Area with a native grass mixture. The Lake Lot Owner’s maintenance of the Flood Storage Area shall include the installation of underground sprinklers within the Area, as well as mowing of said Area. Except as otherwise provided in Paragraph 5.A., the Lot Owners of the Lake Lots shall not be permitted to: (i) construct any improvements, including, but not limited to, docks, fences, or playground equipment; (ii) install any landscaping, except that a Lot Owner may install full depth natural stone steps that follow the natural grade to provide access to the shoreline of the Lake, provided said steps must meet the specifications set forth in the Rules and Regulations; (iii) fill or excavate, or in any manner change the grade; or (iv) store any items, within the Flood Storage Area. The Flood Storage Area must be maintained as an open

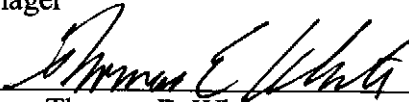
green space with absolutely no improvements, other than Docks permitted in Paragraph 5.A. above, or landscaping other than native grass.

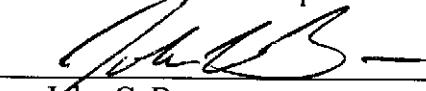
D. All other terms and conditions of the Declaration, except as amended herein, remain in full force and effect. In the event of a conflict between the terms of this Fourth Amendment and the terms of the Declaration, the terms of this Fourth Amendment shall control. Capitalized terms used herein and not defined herein have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this Fourth Amendment to be executed this 15th day of May, 2013.

WATERFORD ESTATES, LLC, a Nebraska limited liability company

By: **RIDGE DEVELOPMENT COMPANY**, a Nebraska corporation, Manager

By: 
Thomas E. White
President of Development


By: 
John C. Brager
President of Construction

By: **SOUTHVIEW, INC.**, a Nebraska corporation, Manager

By: 
Thomas G. Schleich, President

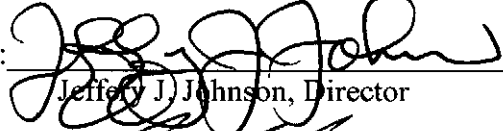
APPROVED BY:

LOWER PLATTE SOUTH NATURAL RESOURCES DISTRICT, a political subdivision of the State of Nebraska

By: 
Glenn D. Johnson, General Manager

Date: 4-22-2013

WATERFORD LAKE ASSOCIATION, a
Nebraska nonprofit corporation

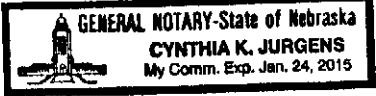
By: 
Jeffery J. Johnson, Director

By: 
John C. Brager, Director

By: 
Richard Meginnis, Director

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 1 day of May, 2013, by Thomas E. White, President of Development of Ridge Development Company, a Nebraska corporation, Manager of **Waterford Estates, LLC**, a Nebraska limited liability company, on behalf of the limited liability company.

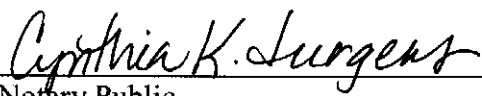



Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

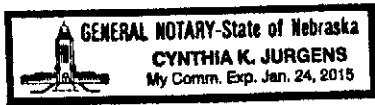
The foregoing was acknowledged before me this 24 day of April, 2013, by John C. Brager, President of Construction of Ridge Development Company, a Nebraska corporation, Manager of **Waterford Estates, LLC**, a Nebraska limited liability company, on behalf of the limited liability company.




Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 1 day of May, 2013, by Thomas G. Schleich, President of Southview, Inc., a Nebraska, corporation, Manager of **Waterford Estates, LLC**, a Nebraska limited liability company, on behalf of the limited liability company.



Cynthia K. Jurgens
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 26th day of April, 2013, by Jeffery J. Johnson, Director of **Waterford Lake Association**, a Nebraska nonprofit corporation, on behalf of the nonprofit corporation.



Carol Penas
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 24 day of April, 2013, by John C. Brager, Director of **Waterford Lake Association**, a Nebraska nonprofit corporation, on behalf of the nonprofit corporation.



Cynthia K. Jurgens
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 24 day of April, 2013, by Richard Meginnis, Director of **Waterford Lake Association**, a Nebraska nonprofit corporation, on behalf of the nonprofit corporation.



Cynthia K. Jurgens
Notary Public

EXHIBIT "I"
LEGAL DESCRIPTION OF THE REAL ESTATE

WATEST 1

BLOCK 1: LOTS 1 THROUGH 3;
BLOCK 2: LOTS 1 THROUGH 43;
BLOCK 3: LOTS 1 THROUGH 17;
OUTLOTS: A AND B;
ALL LOCATED IN WATERFORD ESTATES ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

WATEST 2

BLOCK 1: LOT 1;
BLOCK 2: LOTS 1 THROUGH 5;
BLOCK 3: LOTS 1 THROUGH 5;
BLOCK 4: LOT 1;
BLOCK 5: LOTS 1 THROUGH 44, AND LOTS 47 THROUGH 51;
OUTLOTS: A, B, F, G AND H;
ALL LOCATED IN WATERFORD ESTATES 1ST ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

WATEST 3

BLOCK 1: LOTS 1 THROUGH 8;
BLOCK 2: LOTS 1 THROUGH 12;
ALL LOCATED IN WATERFORD ESTATES 2ND ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

BLOCK 1: LOTS 1 THROUGH 6;
BLOCK 2: LOTS 1 AND 2;
BLOCK 3: LOT 1;
BLOCK 4: LOTS 1 THROUGH 11;
BLOCK 5: LOT 1;
BLOCK 6: LOTS 1 THROUGH 8;
BLOCK 7: LOTS 1 AND 2;
BLOCK 8: LOTS 1 THROUGH 7;
OUTLOTS: C, D, E;
ALL LOCATED IN WATERFORD ESTATES 3RD ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

WATEST 4

LOTS 1 AND 2; WATERFORD ESTATES 4TH ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

WATEST 6

BLOCK 1: LOTS 1 THROUGH 10;
BLOCK 2: LOTS 1 THROUGH 5;
BLOCK 3: LOTS 1 THROUGH 9;
OUTLOTS: B;
ALL LOCATED IN WATERFORD ESTATES 6TH ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

WATEST 7

BLOCK 1: LOTS 1 THROUGH 5;
BLOCK 2: LOTS 1 THROUGH 10;
BLOCK 3: LOTS 1 THROUGH 4;
BLOCK 4: LOTS 1 THROUGH 7;
ALL LOCATED IN WATERFORD ESTATES 7TH ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

WATEST 8

BLOCK 1: LOTS 1 THROUGH 15;
BLOCK 2: LOTS 1 THROUGH 5;
BLOCK 3: LOT 1;
BLOCK 4: LOTS 1 THROUGH 14;
OUTLOTS: A, B, C, D
ALL LOCATED IN WATERFORD ESTATES 8TH ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

WATEST 9

BLOCK 1: LOTS 1 THROUGH 20;
BLOCK 2: LOTS 1 THROUGH 7;
BLOCK 3: LOT 1;
BLOCK 4: LOTS 1 AND 2;
BLOCK 5: LOT 1;
OUTLOTS: A, C
ALL LOCATED IN WATERFORD ESTATES 9TH ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

WATEST-10

BLOCK 1: LOTS 1 THROUGH 9;

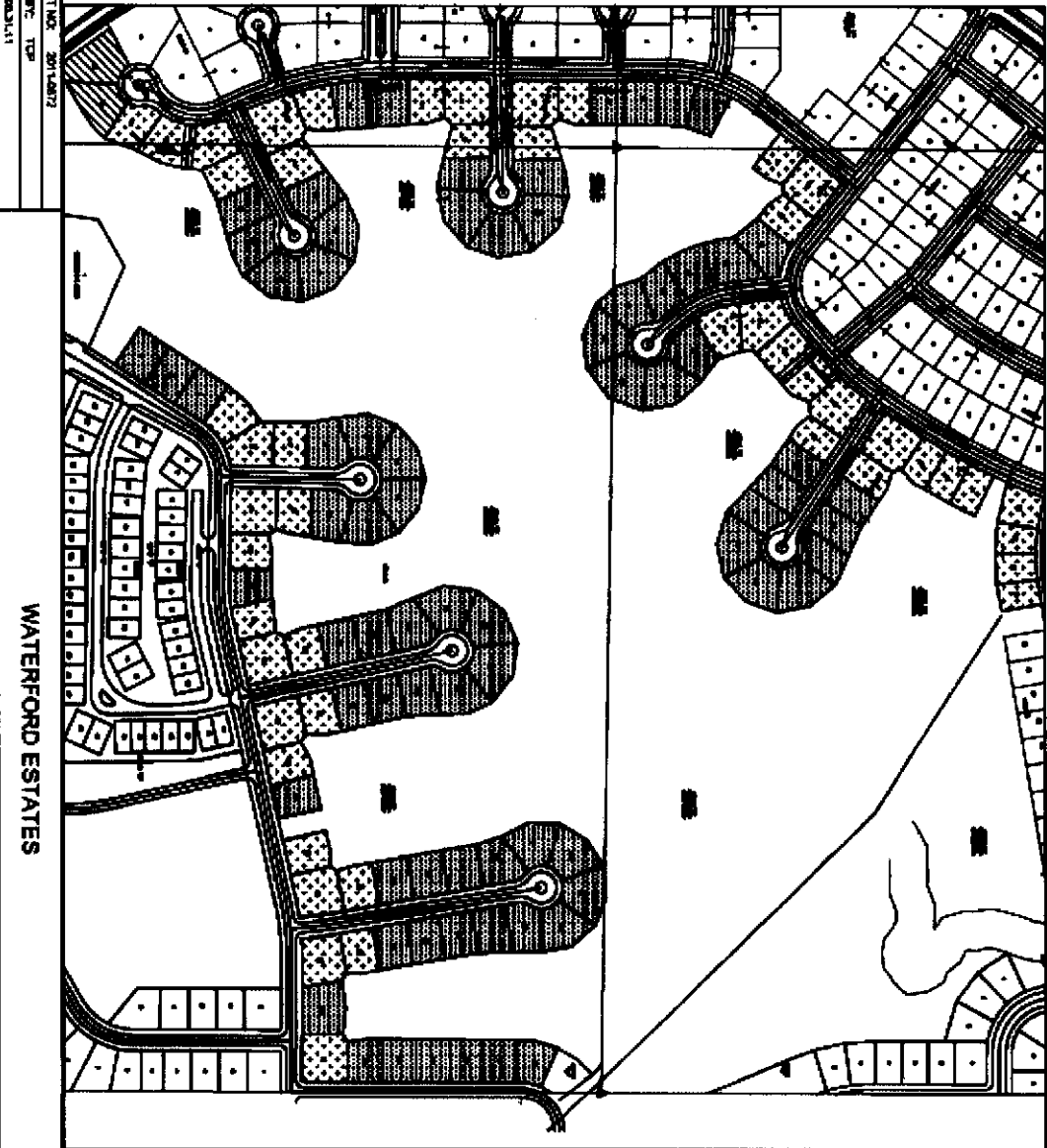
BLOCK 2: LOTS 1 THROUGH 18;

BLOCK 3: LOTS 1 THROUGH 9;

ALL LOCATED IN WATERFORD ESTATES 10TH ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA




EXHIBIT "J"
LAKE LOTS PERMITTED DOCKS

PROJECT NO: 20110872
 DWG: F:\Projects\011-0872\LDMP\Exhibits\11-0782_Enh-Lot docks-8-28-12.dwg USER: mpalmer
 DATE: Jun 28, 2012 3:16pm XREFS: 50079abase 50079abase 50079abase 110872_PBASE
 DRAWN BY: TSP
 DATE: 06/21/11



WATERFORD ESTATES

LEGEND

	STANDARD DOCKS PERMITTED
	RESTRICTED SIZE DOCKS PERMITTED
	NO DOCK PERMITTED

OLSSON
 ARCHITECTS
 1111 Lakeside Ave., #11
 Westborough, MA 01581
 Tel: 508.735.1111
 Fax: 508.735.1118