

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS OF WESTBURY FARM,
A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA**

(Lots 1 through 279, inclusive, and
Outlots A through I, inclusive, Westbury Farm)

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF WESTBURY FARM, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA ("First Amendment") is made the 30th day of July, 2018, by WESTBURY FARM, LLC, a Nebraska limited liability company, hereinafter referred to as the "Declarant."

PRELIMINARY STATEMENT

By Declaration of Covenants, Conditions, Restrictions and Easements of Westbury Farm dated July 12, 2018, and recorded on July 17, 2018, as Instrument No. 2018055795, in the records of the Register of Deeds of Douglas County, Nebraska (herein the "Declaration"), the Declarant imposed covenants, conditions and restrictions on Lots 1 through 279, inclusive, and Outlots A through I, inclusive, in Westbury Farm, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

Declarant has considered amendment of the Declaration for purposes of amending Article I, Section 3. Article IV, Section 2 of the Declaration 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.

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After recording, return to:
John Q. Bachman
PANSING HOGAN ERNST & BACHMAN LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

NOW, THEREFORE, pursuant to the authority granted to the Declarant in Article IV, Section 2 of the Declaration, Declarant hereby amends the Declaration as follows:

1. Article I, Section 3 of the Declaration is hereby deleted in its entirety and the following Section 3 is substituted in place thereof:

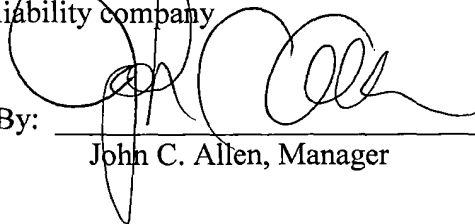
3. No single-family residence shall be created, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling which does not exceed two and one-half stories in height. Except for Lots 257 through 279, inclusive, no structure, building or porch shall be constructed, erected, installed or situated within thirty (30) feet of the front yard line. No structure, building or porch on Lots 257 through 279, inclusive, shall be constructed, erected, installed or situated within forty (40) feet of the front yard line. Except as set forth herein, all Improvements on the Lots shall comply with all other set back requirements of the Zoning Code of the City of Omaha, Nebraska.

2. Except as amended herein, the Declaration shall remain in full force and effect as previously recorded.

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to be executed on the date and year first written above.

DECLARANT:

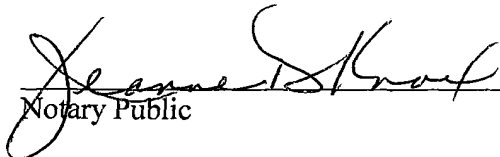
WESTBURY FARM, LLC, a Nebraska limited liability company

By: 
John C. Allen, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 30 day of July, 2018, by John C. Allen, Manager of Westbury Farm, LLC, a Nebraska limited liability company, on behalf of the company.




Notary Public