



Return to: Stephen D. Mossman
Mattson, Ricketts, Davies, Stewart and Calkins
134 South 13th Street, Suite 1200
Lincoln, NE 68508

MEMORANDUM OF RESOLUTION

THIS MEMORANDUM OF RESOLUTION is executed on the 27th day of DECEMBER, 2011 by and on behalf of the Board of Directors of Williamsburg Residential Owners Association ("Board").

WITNESSETH:

WHEREAS, the Board has approved Resolution No. 2011-01 on December 8, 2011 regarding aesthetically comparable roofing materials allowed;

WHEREAS, Resolution No. 2011-01 called for it to be filed of record with the Lancaster County Register of Deeds;

NOW THEREFORE, this Memorandum of Resolution states as follows:

1. This Memorandum of Resolution shall be filed with the Lancaster County Register of Deeds and indexed against the following described real estate:

W.01
Lots 1-14, Block 1; Lots 1-10, Block 2; Lots 1-15, Block 3; Lots 1-5, Block 4; Lots 1-4, Block 5; and Lots 1-14, Block 6, Williamsburg Village, Lincoln, Lancaster County, Nebraska.

W.01.2
Lots 2 and 3, Williamsburg 2nd Addition, Lincoln, Lancaster County, Nebraska

W.01.1
W.01.3
Lots 3, 4 and 6, Block 1; Lots 1-4 and Lot 10, Block 2; Lots 2-15, Block 3; Lots 1-5, Block 4; Lots 1, 2, 4, 6, 7, 8, 9, 10, 11, 12 and 14, Block 6 Williamsburg Village; Lots 1-4 Williamsburg Village 1st Addition; Lots 2 and 3 Williamsburg Village 2nd Addition; Lots 2, 3 and 4, Block 1, Williamsburg Village 3rd Addition, Lincoln, Lancaster County, Nebraska.

W.V. 5

Lots 1 through 13, Block 1; Lots 1 through 16, Block 2, Williamsburg Village 5th Addition, Lincoln, Lancaster County, Nebraska.

W.V. 6

Lots 1 through 12, Williamsburg Village 6th Addition, Lincoln, Lancaster County, Nebraska.

CACH SQ 1

Lots 1 through 36, Cape Charles Square 1st Addition, Lincoln, Lancaster County, Nebraska.

W.V. 14

Lots 1 through 9, Block 1; and Lots 1 through 10, Block 2; Williamsburg Village 14th Addition, Lincoln, Lancaster County, Nebraska.

W.V. 16

Lots 1 through 11, Block 1; and Lots 1 through 11, Block 2; Williamsburg Village 16th Addition, Lincoln, Lancaster County, Nebraska.

W.V. NO 20

Lots 1 through 4, Block 1; and Lots 1 through 5, Block 2; Williamsburg North 20th Addition, Lincoln, Lancaster County, Nebraska.

2. This Memorandum of Resolution shall be recorded to give notice of the existence of the Resolution No. 2011-01.

3. Resolution No. 2011-01 is attached hereto as Exhibit "A" and incorporated herein by reference.

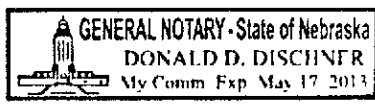
WILLIAMSBURG RESIDENTIAL OWNERS ASSOCIATION

Gus Wiebers

Gus Wiebers, Its President

STATE OF NEBRASKA)
)
COUNTY OF LANCASTER)

SS.



The foregoing instrument was acknowledged before me this 27th day of December 2011, by Gus Wiebers, President of Williamsburg Residential Owners Association.

Donald D. Dischner

Notary Public

WILLIAMSBURG RESIDENTIAL OWNERS ASSOCIATION

RESOLUTION NO. 2011-01

Pursuant to Paragraph 14 of the Bylaws of the Williamsburg Residential Owners Association, the Board of Directors ("Board") of the Williamsburg Residential Owners Association as Owner held a regular meeting at 7:00 p.m. on November 29, 2011, a date and time determined by the Board. At the duly noticed and constituted meeting, the Board as Owner adopted the following Resolution No. 2011-01 dealing with roofing materials which was duly moved and seconded:

1. The original Williamsburg Restrictive Covenants were filed with the Lancaster County Register of Deeds as Instrument No. 90-7285 on March 20, 1990.

2. Paragraph 7(j) of the original Restrictive Covenants states, "Roofing materials shall be exclusively of wood or slate provided the Owner in accordance with Paragraph 6 may approve aesthetically comparable materials."

3. Paragraph 6 of the original Restrictive Covenants states:

6. APPROVAL OF PLANS: Plans for any building or other improvement, including fences, shall be submitted to the Owner and shall show the design, size and exterior material for the building or improvement and the plot plan for the lot. One set of plans shall be left on permanent file with the owner. Construction of the building or improvement shall not be commenced unless written approval of the plans has been secured from the Owner and shown of record. The Owner shall provide its approval in a form sufficient for recording against the lot. It shall be the responsibility of the titleholder of the lot to file the approval with the Register of Deeds for Lancaster County, Nebraska. Written approval or disapproval of the plans shall be given by the Owner within 30 days after receipt thereof. The Owner shall have the exclusive right to disapprove the plans, if in the Owner's opinion, the plans do not conform to the general standard of development in the Properties. Upon disapproval, a written statement of the grounds for disapproval shall be provided. The rights and duties of the Owner under this Paragraph, except as to lots of which the Owner is the titleholder, shall be assigned to the Corporation after buildings shall have been placed or constructed upon three-fourths of the lots within the Properties.



4. Resolution 2011-01 addresses the following Restrictive Covenants and

Amendment to Restrictive Covenants:

Restrictive Covenants filed as Instrument No. 90-32004 on October 18, 1990;
Amendment to Restrictive Covenants filed as Instrument No. 90-33620 on
October 31, 1990;
Restrictive Covenants filed as Instrument No. 90-9078 on March 5, 1992;
Restrictive Covenants filed as Instrument No. 92-18421 on April 28, 1992;
Restrictive Covenants filed as Instrument No. 92-15533 on December 8, 1992;
Restrictive Covenants filed as Instrument No. 94-17259 on April 11, 1994;
Restrictive Covenants filed as Instrument No. 94-36781 on August 15, 1994;
Restrictive Covenants filed as Instrument No. 95-5451 on March 3, 1995;
Restrictive Covenants filed as Instrument No. 95-14124 on May 24, 1995;
Restrictive Covenants filed as Instrument No. 96-7952 on March 6, 1996;
Restrictive Covenants filed as Instrument No. 96-24714 on June 24, 1996; and
Restrictive Covenants filed as Instrument No. 98-2587 on January 20, 1998.

5. Pursuant to Paragraph 27 of the original Restrictive Covenants titled
“Additions”, the Owner may add additional contiguous or adjacent real estate (“Additional
Properties” or “Additional Commons”), at any time, without the consent of the members of the
Corporation. Additions shall be made by the execution and recordation of Restrictive Covenants
upon the additional real estate, making the addition subject to these Restrictive Covenants.

6. This Resolution shall not affect the following Additional Properties and
Restrictive Covenants as these Restrictive Covenants only require roofing materials to be, at a
minimum, asphalt layered shingles or wood:

Gettysburg Addition’s, Restrictive Covenants, Instrument No. 92-55533;
Williamsburg Village Ninth Addition, Restrictive Covenants, Instrument No. 94-
17529;
Williamsburg Village Eleventh Addition, Restrictive Covenants, Instrument No.
94-36781; and
Williamsburg Village Thirteenth Addition, Restrictive Covenants, Instrument No.
95-14124.

7. Each of the Restrictive Covenants and Amendments following the original Restrictive Covenants have similar language to the following language contained in the last filed Restrictive Covenant, Instrument No. 98-2587. This language states:

Except as expressly modified herein, the Restrictive Covenants and amendments contained in Inst. Nos. 90-7285, 90-32004, 90-33620, 92-9078, 92-18421, 92-30685, 92-55533, 94-17259, 94-36781, 95-5451, 95-14124, 96-7952, 96-24714 are established upon the Properties and Commons within Williamsburg Village North 20th Addition and shall remain in full force and effect upon the Properties and Commons identified in those Instruments.

8. THEREFORE, BE IT RESOLVED that the Board as Owner hereby determines that the term “aesthetically comparable roofing materials” means roofing materials other than wood, shake or slate that preserve the uniformity of appearance of all buildings within the Properties and Additional Properties subject to the Restrictive Covenants.

9. THEREFORE, BE IT FURTHER RESOLVED that the Board as Owner hereby determines that the following materials may be deemed aesthetically comparable roofing materials, subject to review of the specific material upon submission of a roofing plan pursuant to Paragraph 6 of the original Restrictive Covenants: asphalt shingles with wood, shake or slate appearance, synthetic shingles or other materials with wood, shake or slate appearance.

10. THEREFORE, BE IT FURTHER RESOLVED that the Board as Owner shall from time to time, in its discretion, create and maintain a list of specifically approved materials which it deems aesthetically comparable roofing materials, without changing or amending the requirement for submission of plans for approval.

11. THEREFORE, BE IT FURTHER RESOLVED that upon approval of a roofing plan pursuant to Paragraph 6 of the original Restrictive Covenants, the Board as Owner, through its Architectural Review Committee, shall approve the use of such aesthetically comparable materials described in Paragraph 8 as roofing material provided the Board as Owner, through its Architectural Review Committee, exercises its exclusive right to provide written approval or disapproval of the roofing materials plan within thirty days of receipt thereof. No roofing materials shall be allowed except those set forth in Paragraph 7(j) of the original Restrictive Covenants unless such roofing materials are subject to a roofing materials plan approved by the Board as Owner, through its Architectural Review Committee.

12. This Resolution No. 2011-01 shall run with the land and shall be binding upon all properties within the original Restrictive Covenants of Williamsburg and any Additional Properties added thereto.

13. A Memorandum of this Resolution No. 2011-01 shall be filed of record with the Lancaster County Register of Deeds and indexed against properties contained in the Restrictive Covenants and any Additional Properties added thereto.

12/8/2011
Date

Gus Wiebers
Gus Wiebers, President
Williamsburg Residential Owners Association

Attested by:

12/8/2011
Date

Kirsten Swanson
Kirsten Swanson, Secretary
Williamsburg Residential Owners Association