

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS AMENDMENT to Declaration is made on the date hereinafter set forth by Hunter CVP, Inc., a Nebraska corporation, Successor Declarant pursuant to appointment by Hunters Glen Joint Venture, a Nebraska general partnership, the original Declarant. Hereinafter, Hunter CVP, Inc. shall be referred to as the "Declarant".

RECITALS:

A. On September 23, 1985, a Declaration of Covenants, Conditions and Restrictions (hereinafter referred to the "Declaration") was recorded in the office of the Register of Deeds of Douglas County, Nebraska at Book 752, Page 289 against Lots 1 through 110, inclusive, in the Colonies, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska; and

B. On June 17, 1986, an Amendment to Declaration of Covenants, Conditions and Restrictions was recorded in the office of the Register of Deeds of Douglas County, Nebraska in Book 778, Page 7 against the same property in the Colonies; and

C. Article V(B) of the Declaration provides that it may be amended by the Declarant, or any person, firm, corporation, partnership or entity designated in writing by the Declarant in any manner it shall determine in its full and absolute discretion for a period of five (5) years from the date of the Declaration; and

D. Hunter CVP, Inc. has been designated in writing by the Declarant as Successor Declarant for purposes of Article V(B) and by this document, Declarant hereby desires amend the Declaration.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article III, Section I shall be amended to state as follows:

1. No primary flat or mansard roof shall be permitted on any dwelling. All dwellings shall be roofed with wook shakes or wood, composition, slate or tile shingles.

2. Except for the Amendment of Article III, Section I, all of the provisions of the Declaration as previously amended shall remain in full force and effect.

3. This Second Amendment shall be filed in the office of the Register of Deeds of Douglas County, Nebraska and recorded in the records of ~~Lots 1 through 110~~ of the Colonies, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

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EUGENE J. ...  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBRASKA

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125/24 90/249 DEL. VLS MS 618  
M... COMP DW 7045

Dated this 20<sup>th</sup> day of June, 1988.

HUNTER CVF, INC., Successor  
Declarant

By *David L. Beecher*  
Its TREASURER

STATE OF NEW YORK )  
                          ) ss.  
COUNTY OF CLINTON )

Subscribed and sworn to before me this 20<sup>th</sup> day of June,  
1988 by David L. Beecher the TREASURER of Hunter  
CVF, Inc., a Nebraska corporation, Declarant.

*Kathleen Eppler*  
Notary Public  
KATHLEEN EPLER  
Notary Public, State of New York  
Qualified in Clinton County  
Commission Expires Jan. 20, 1993

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FROM: ...  
MANNING & BRENNAN  
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AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE COLONIES  
LOTS 1 THROUGH 110 INCLUSIVE

THIS AMENDMENT TO DECLARATION made on the date hereinafter set forth by Hunters Glen Joint Venture, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska, composed of Hunters Glen, Inc., a Nebraska corporation and Hunters CVF, a Nebraska corporation, hereinafter referred to as the "Declarant",

W I T N E S S E T H :

WHEREAS, the Declarant is the Owner of the following described real property:

Lots 1 through 110, inclusive, of The Colonies, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and

WHEREAS, the Declarant on September 12, 1985 filed a certain Declaration of Covenants, Conditions and Restrictions (herein referred to as the "Declaration") for the above-described property, which was recorded on September 23, 1985 in Book 752, Page 289 of the records of the Register of Deeds of Douglas County, Nebraska,

WHEREAS, Article V.B. of the Declaration provides that it may be amended by the Declarant, or any person, firm, corporation, partnership, or entity designated in writing by the Declarant, in any manner it shall determine in its full and absolute discretion for a period of five (5) years from the date of the Declaration,

WHEREAS, by this document the Declarant hereby desires to amend the Declaration,

NOW, THEREFORE, the Declarant hereby amends said Declaration as follows:

1. A new Article VI shall be added to said Declaration which shall read as follows:

"ARTICLE VI  
COVENANTS RELATING TO TELEPHONE COMPANY

In the event that ninety percent (90%) of all the Lots 1 through 110, inclusive, of The Colonies are not improved within five (5) years from the date that Northwestern Bell Telephone Company shall have completed the installation of its distribution system for said Lots 1 through 110, inclusive, and filed notice of such completion ("Five Year Term"), then every lot that is unimproved at the end of the Five Year Term shall be subject to a charge of Four Hundred Fifty Dollars (\$450.00) by Northwestern Bell Telephone Company or its successors. A lot shall be considered as unimproved if construction of a permanent structure has not commenced on that lot. Construction shall be considered as having commenced if a footing inspection has been made on the lot in question by officials of the City or other appropriate governmental authority.

Each development phase shall be considered separately in determining whether ninety percent (90%) of the lots within that phase have been improved within the Five (5) Year Term. Lots 1 through 110 shall be considered a separate phase. In determining the date Northwestern Bell Telephone Company shall have completed the installation of its distribution system, each development phase shall also be considered separately.

Such charge shall be due and owing immediately upon the expiration of the Five Year Term, and if such charge is not paid within sixty (60) days after the sending of written notice by Northwestern Bell Telephone Company or its successors to the owner of an unimproved lot that such charge is due, then such charge will begin drawing interest commencing upon the expiration of the 60 day period at the rate of twelve percent (12%) per annum, or the maximum rate allowed by law if said maximum rate is less than twelve percent (12%) per annum at that time."

2. Except for the addition of Article VI, all of the provisions of the Declaration shall remain in full force and effect.

DATED this 12th day of June, 1986.

DEVELOPER:

HUNTERS GLEN JOINT VENTURE, A  
Nebraska Joint Venture

BY: HUNTERS GLEN, INC., A  
Nebraska Corporation

BY: [Signature]

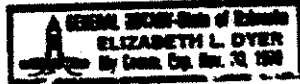
BY: HUNTER CVF, INC., A Nebraska  
Corporation

BY: [Signature]

STATE OF NEBRASKA )  
                          ) ss.  
COUNTY OF DOUGLALS )

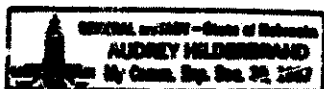
Subscribed and sworn to before me this 12th day of June, 1986 by Glenn L. Buck on behalf of Hunters Glen, Inc., a Nebraska corporation.

Elizabeth L. Dyer  
Notary Public



STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLASS )

Subscribed and sworn to before me this 11th day of June, 1986 by Lawrence Collins on behalf of Hunter CVF, Inc., a Nebraska corporation.



Audrey Hildebrand  
Notary public

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PG 7-10    Indx KT    90/249-16    MC B.C  
OF Misc    Comp KT    Comp KT

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DECLARATION

OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR THE COLONIES

LOTS 1 THROUGH 110 INCLUSIVE

THIS DECLARATION, made on the date hereinafter set forth by HUNTERS GLEN JOINT VENTURE, a Joint Venture organized under and subject to the Uniform Partnership Act of Nebraska, composed of Hunters Glen, Inc., a Nebraska corporation, and Hunter CVF, Inc., a Nebraska corporation, hereinafter referred to as the "Declarant",

W I N E S S E I H :

WHEREAS, The Declarant is the Owner of the following described real property:

Lots 1 through 110, inclusive, of The Colonies, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and

WHEREAS, the Declarant will convey said lots, subject to certain protective covenants, conditions, restrictions, reservations, liens, and charges as hereinafter set forth,

NOW, THEREFORE, the Declarant hereby declares that all of the lots described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of said lots. These easements, covenants, restrictions, and conditions, shall run with said real property, and shall be binding upon all parties having or acquiring any right, title or interest in the above described lots, or any part thereof, and they shall inure to the benefit of each owner thereof.

ARTICLE I.  
DEFINITIONS

A. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

B. "Properties" shall mean and refer to all such properties that are subject to the Declaration or any supplemental Declaration under the provisions hereof, which shall initially consist of Lots 1 through 110, inclusive, of The Colonies, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

C. "Lot" shall mean and refer to any plot of land shown upon the recorded subdivision map of the Properties, including lots and outlots.

D. "Declarant" shall mean and refer to HUNTERS GLEN JOINT VENTURE, a Nebraska Joint Venture, its successors and assigns.

E. "Architectural Control Committee" shall mean the individual or committee appointed by the Declarant, its successors or assigns.

ARTICLE II.  
ARCHITECTURAL CONTROL

A. No dwelling, fence, other than fences constructed by Declarant, wall, driveway, patio, patio enclosure, deck, rock garden, swimming pool, television or radio antenna, satellite dishes, solar collecting panels or equipment, air conditioning equipment, wind-generating power equipment, or other external improvements, above or below the surface of the ground shall be built, erected, placed, planted, altered or otherwise maintained or permitted to remain on any Lot, nor shall any



grading, excavation or tree removal be commenced without express written prior approval of the Declarant through its Architectural Control Committee, or its permission by implied approval procured in the manner set forth below.

B. The Declarant, through its Architectural Control Committee, shall consider general appearance, exterior color or colors, architectural character, harmony of external design and location in relation to surroundings, topography, location within the lot boundary lines, quality of construction, size and suitability for residential purposes as part of its review procedure. Only exterior colors of certain earthtone hues will be acceptable. Designs of a repetitive nature and/or within close proximity to one another will not be approved. Similar designs, forms, plans, styles or motifs will be considered repetitive if they are not separated by at least three adjacent lots regardless of orientation. Superficial, cosmetic or minor architecture detail differences in like designs will not constitute a basis for approval. The Architectural Control Committee specifically reserves the right to deny permission to construct or place any of the above-mentioned improvements which it determines will not conform to the general character, plan and outline for the development of the Properties.

C. Documents submitted for approval shall be clear, concise, complete, consistent and legible. All drawings shall be to scale. Samples of materials to be included in the improvement may be required of the applicant at the discretion of the Architectural Control Committee. Submittals for the approval shall be made in duplicate and the comments and actions of the Architectural Control Committee will be identically marked

on both copies of said submittals. One copy will be returned to the applicant, and one copy will be retained as part of the permanent records of the Committee. Each applicant shall submit to the Architectural Control Committee the following documents, materials and/or drawings:

1. Site plan indicating specific improvement and indicating Lot number, street address, grading, surface drainage and sidewalks.
2. Complete construction plans, including, but not limited to, basement and upper floor plans, floor areas of each level, wall sections, stair and fireplace sections and exterior elevations clearly indicating flues or chimneys, type and extent of siding, roofing, other faces and/or veneer materials.
3. An architectural review fee of fifty dollars (\$50.00) per improvement plan per lot will be charged. Said fee is subject to adjustment or waiver if so determined by the Architectural Control Committee. Additional review fees will be required for resubmissions for the same lot or alterations or additions to previously reviewed submittals. If construction has commenced on any lot without Architectural Control Committee approval, the review fee will be one hundred dollars (\$100.00). The applicants name, address and telephone number shall appear on each set of plans submitted to the Architectural Control Committee. If applicant wishes that his plans be returned via the mail, he shall include with his submittal an additional two dollars (\$2.00) for postage and handling.

D. The approval or disapproval of the Architectural Control Committee as required in these Covenants shall be in writing. Failure of the Architectural Control Committee to give either written approval or disapproval of submitted plans within thirty (30) days after receipt of all of the documents and the fee required above, by mailing such written approval or disapproval to the last known address of the applicant as shown

on the submitted plans, shall operate to release such Lot from the provisions of these Covenants, Conditions and Restrictions.

ARTICLE III.

RESTRICTIONS FOR SINGLE FAMILY RESIDENTIAL DWELLINGS

A. The Lot shall be used only for single family residential dwelling purposes, and no Lot shall contain more than one (1) detached, single family dwelling.

B. No building shall be created, altered, placed or permitted to remain on any Lot other than the one (1) detached, single family dwelling referred to above, and said dwelling shall conform to the following requirements:

	<u>TYPE OF DWELLING</u>	<u>MINIMUM AREA</u>	<u>LOCATION OF AREA</u>
1.	One-story house with attached garage	1,400 sq. ft.	On the main floor, exclusive of garage area (garage must be approximately at the same level as the main floor)
2.	One-story house with basement garage	1,500 sq. ft.	On the main floor
3.	One and one-half and two story houses	1,800 sq. ft.	Total area above the basement level; and 1,000 sq. ft. minimum on the main floor
4.	Split entry (bi-level house)	1,500 sq. ft.	On the main floor
5.	Tri-level (split-level) house	1,700 sq. ft.	Total area above grade

C. For the purposes of these restrictions, two-story height shall, when the basement is exposed above finish grade, be measured from the basement ceiling on the exposed side(s) to the eave of the structure on

the same side(s). Area means finished habitable space, measured to the exterior of the enclosing walls, and does not include porches, stoops, breezeways, courtyards, patios, decks, basements, garages or carports. The maximum height of the dwelling shall be two (2) stories. The basement is not considered a story even if it is one hundred percent (100%) above grade on one side, and essentially below grade on the other three (3) sides. All dwellings shall have attached, enclosed, side-by-side two (2) car garage (minimum) which must contain an area of at least four hundred (400) square feet.

D. All buildings shall be located at least thirty-five (35) feet from the front Lot line, at least five (5) feet from the side Lot lines and at least twenty-five (25) feet from the rear Lot line. On corner Lots, either street side may be designated by the Owner as the front, and either nonstreet side as the rear, for purposes of determining compliance herewith, but buildings must be at least seventeen and one-half (17.5) feet from the other street side Lot line. For purposes of this restriction, eaves, open patios and steps shall not be considered part of the building.

E. Exposed portions of the foundation on the front of each dwelling are to be covered with clay-fired brick or stone even if a portion of those exposed foundations may be perpendicular, or nearly so, to the affronting street. Exposed portions of the foundation on the side of each dwelling facing the street, when said dwelling is located on a corner lot, are to be covered with clay-fired brick or stone. Exposed portions of the foundation on the sides or rear not facing a street of a dwelling located on a corner lot, and the exposed portion of the foundation on the sides and rear of every other dwelling shall be covered with clay-fired brick, stone,

siding or shall be painted.

F. In the event that a fireplace is constructed as a part of a dwelling on any lot, except a corner Lot, and said fireplace and/or the enclosure for the fireplace flue, is constructed in such a manner so as to protrude beyond the outer perimeter of the front or side of the dwelling, or is exposed above the roof, the enclosure of the fireplace and flue shall be constructed of, or finished with, clay-fired brick or stone. If the fireplace and/or the enclosure for the fireplace flue is constructed in such a manner so as to protrude beyond the outer perimeter of the rear of the dwelling, the enclosure of the fireplace and flue may be constructed of, or finished with, the same material as is the dwelling at the point from which the fireplace and/or the flue protrudes.

Notwithstanding the foregoing, when any fireplace is constructed as a part of a dwelling on any corner Lot, and said fireplace and/or the enclosure for the fireplace flue is constructed in such a manner so as to protrude beyond the outer perimeter of the dwelling, or is exposed above the roof, the enclosure of the fireplace and flue shall be constructed of, or finished with clay-fired brick or stone.

The parts of all pre-fabricated metal furnace flues that protrude from the roof of a dwelling must be painted and no furnace flue may protrude more than five (5) feet from the roof of the dwelling, as measured from the top cap of the flue to the point from which the flue emerges from the roof. In the event that a dwelling is constructed without a fireplace, the furnace flue must then be faced with clay-fired brick or stone above roof level. All furnace flues must be located on the rear side of the roof ridge.

G. No fences may be built forward of the rear-most wall of the house and, under no circumstances, closer to any adjoining side street than the property line. Fences shall be constructed only of wood, decorative iron, brick or stone and are subject to the approval of the Architectural Control Committee referred to above. Wire or chain-link fences shall not be permitted. Temporary or permanent barbed wire, electrified, and/or snow fences are strictly prohibited.

H. No structure of a temporary character, trailer, basement, tent, shack, barn or other out building shall be erected on said lot or used as a residence, temporarily or permanently. No prefabricated or factory built house or residential dwelling built elsewhere shall be moved onto or assembled on any of said Lots. No pre-cut dwelling shall be assembled on any of said Lots. No full or partial subterranean dwellings or log houses shall be constructed or erected on any Lot. No dwelling shall be moved from outside of the Properties onto any of said Lots.

I. No primary flat or mansard roof shall be permitted on any dwelling. All dwellings shall be roofed with wood shakes or wood shingles.

J. Public sidewalks are the responsibility of, and shall be constructed by, the then Owner of a Lot prior to the time of completion of a dwelling and before occupancy thereof. The extent of sidewalks, location, construction details, materials and grades shall be in accordance with the regulations of the City of Omaha and any revisions thereof. The maintenance of said sidewalks, after construction, shall be the responsibility of the Owners of each of the Lots.

K. The Declarant has created a water drainage plan by grading the Properties and installing improvements and easements for storm drainage in accordance with accepted engineering principles. No building shall be placed, nor any Lot graded, to interfere with such water drainage plan nor cause damage to the building or neighboring buildings or Lots.

L. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on any Lot. No animals, livestock, fowl or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats, or other household pets maintained within the dwelling may be kept, provided that they are not kept, bred or maintained for any commercial purpose and, provided, that they are kept confined to the Lot of their owner and are not permitted to run loose outside the Lot of the Owner.

M. No incinerator or trashburner shall be permitted on any Lot. No garbage or trash can or container shall be permitted to remain outside of any dwelling unless completely screened from view from every street and from all other Lots in the subdivision. No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling except while in actual use. No garage door shall be permitted to remain open except when entry to and exit from the garage is required. No clothesline shall be permitted outside of any dwelling at any time. Any exterior air conditioning condensing units or heat pump units shall be placed in the rear yard of the dwelling and in no case closer than ten (10) feet to the neighboring property line. Detached accessory buildings are not permitted.

N. No automobile, boat, camping trailer, van-type campers, auto-drawn trailer of any kind, mobile home, motorcycle, snowmobile or other self-propelled vehicles shall be stored or maintained outside of the garage. For purposes of the preceding provision, "stored or maintained outside of the garage" shall mean, parking the vehicle or trailer on the driveway, or any other part of the Lot, outside of the garage, for seven (7) or more consecutive days. All repair or maintenance work on automobiles, boats, camping trailers, van-type campers, auto-drawn trailers of any kind, mobile homes, motorcycles, snowmobiles or other self-propelled vehicles must be done in the garage. The dedicated street right-of-way located between the pavement and the Lot line of any residential Lot shall not be used for the parking of any vehicle, boat, camper or trailer. Automobiles and other self-propelled vehicles parked out-of-doors within the premises above-described, or upon the streets thereof, must be in operating condition.

O. All Lots shall be kept free of rubbish, debris, merchandise and building material; however, building materials may be placed on Lots when construction is started on the main residential structure intended for such Lot. In addition, vacant Lots where capital improvements have not yet been installed shall not be used for dumping of earth or any other waste materials, and shall be maintained level and smooth enough for machine mowing. No vegetation on vacant lots, where capital improvements have not yet been installed shall be allowed to reach more than a maximum height of twelve (12) inches.

P. Except for the purpose of controlling erosion on vacant Lots, no field crops shall be grown upon any Lot at any time.



Q. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood, including, but not limited to, odors, dust, glare, sound, lighting, smoke, vibration and radiation. Further, home occupations, as defined in the Zoning Code of the Municipal Code of the City of Omaha, Nebraska, shall not be permitted to take place within any of the residential dwellings.

R. A dwelling on which construction has begun must be completed within one (1) year from the date the foundation was dug for said dwelling.

S. Vegetable gardens and rock gardens shall be permitted only if maintained in the designated rear yard of any Lot, behind the dwelling on said Lot. Further, rock gardens must be approved by the Architectural Control Committee.

T. No residential dwelling shall be occupied by any person as a dwelling for such person until the construction of such dwelling has been completed, except for minor finish details as determined and approved by the Architectural Control Committee.

U. No advertising signs or posters of any kind shall be erected or placed on any of said Lots, except the residential "For Sale" signs, not exceeding six (6) square feet in size, shall be permitted and, provided further, that such restriction as to sign size shall not apply to sign erected by the Declarant, or his agents, in the development of The Colonies.

V. All driveways shall be constructed of concrete, brick or asphaltic concrete.

W. None of said Lots shall be subdivided, split or in any manner combined with any other Lot, or portion of any other Lot, unless the resulting parcel shall contain at least as much area as the smallest of the Lots used in assembling the resulting parcel.

X. The front, side and rear yards of all Lots shall be sodded, and two (2) trees, each not less than two (2) caliper inches in diameter, shall be planted in the front yard of each residence. No trees shall be planted in the dedicated street right-of-way located between the pavement and the Lot line. All yards shall be sodded and the trees planted within one (1) year from the date that construction for the residence on the Lot was initiated.

ARTICLE IV.  
EASEMENTS AND LICENSES

A. A perpetual license and easement is hereby reserved in favor of and granted to the Northwestern Bell Telephone Company, the City or County franchised cable television firm, and to Omaha Public Power District, their successors, and assign, to erect and operate, maintain, repair, and renew cables, conduits, and other instrumentalities and to extend wires for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message services and cable television under a 8-foot strip of land adjoining the rear boundary lines and a five foot strip of land adjoining the side boundary lines of said lots, and license being granted for the use and benefit of all present and future owners of said lots; provided, however, that said lot line easement is granted upon the specific condition that if any said utility companies fail to construct wires or conduits along any of the said lot lines within 36 months of the date hereof, or if any wires or conduits are constructed

but hereafter removed without replacement within 60 days after their removal, then this lot line easement shall automatically terminate and become void as to such unused or abandoned easementways. No permanent buildings shall be placed in perpetual easementway, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

B. All telephone, cable television and electric power service lines from property line to dwelling shall be underground.

ARTICLE V.  
GENERAL PROVISIONS

A. The Declarant, or its assigns, or any owner of a lot named herein shall have the right to enforce by proceeding at law or in equity, all restrictions, conditions, covenants, and reservations, now or hereinafter imposed by the provisions of this Declaration, either to prevent or restrain any violation of same, or to recover damages or other dues for such violation. Failure by the Declarant or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

B. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty-five (25) years from the date this Declaration is recorded. This Declaration may be amended by the Declarant, or any person, firm corporation, partnership, or entity designated in writing by the Declarant, in any manner it shall determine in its full and absolute discretion for a period of five (5) years from the date hereof. Thereafter this Declaration may be amended by an instrument signed by the owners of not less than ninety percent (90%) of the lots

covered by this Declaration.

C. Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions hereof which shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 12<sup>th</sup> day of September, 1985.

DECLARANT:

HUNTERS GLEN JOINT VENTURE, A Nebraska Joint Venture organized under and subject to the Uniform Partnership Act of Nebraska, composed of the following two ventures who are all of the ventures:

BY: HUNTERS GLEN, INC., A Nebraska Corporation

BY: *Glenn L. Buck*  
Glenn L. Buck, President

BY: HUNTER CVF, INC., A Nebraska Corporation

BY: *C. E. Westphal*  
C. E. Westphal, President

55777 *Handwritten*

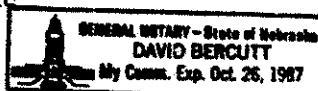
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STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 12<sup>th</sup> day of September, 1985, before me the undersigned, a Notary Public in and for said County and State, personally came Glenn L. Buck, known to me to be the President of Hunters Glen, Inc., a Nebraska corporation, which corporation is one of two joint venturers of Hunters Glen Joint Venture, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska, and acknowledged that he executed the same as his voluntary act and deed as such officer and the voluntary act and deed of such corporation as such member of said joint venture, and the voluntary act and deed of said Hunters Glen Joint Venture.

Witness my hand and official seal the day and year last above written.

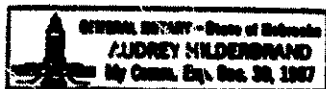
*[Signature]*  
Notary Public



STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 12<sup>th</sup> day of September, 1985, before me the undersigned, a Notary Public in and for said County and State, personally came C. E. Westphal, known to me to be the President of Hunter CVF, Inc, a Nebraska Corporation, which corporation is one of the two joint venturers of Hunters Glen Joint Venture, a joint venture organized and subject to the Uniform Partnership Act of Nebraska, and acknowledged that he executed the same as his voluntary act and deed as such officer and the voluntary act and deed of such corporation as such member of said joint venture, and the voluntary act and deed of said Hunters Glen Joint Venture.

Witness my hand and official seal the day and year last above written.



*[Signature]*  
Notary Public

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GEORGE J. MALACHUK  
REGISTRAR OF DEEDS  
COUNTY OF DOUGLAS, NEBR.

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OF M. West Comp. 114 Comp. 2

WHEREAS, Hunters Glen Joint Venture, a Nebraska partnership composed of Hunters Glen, Inc., a Nebraska corporation and Hunter CVF, Inc., a Nebraska corporation (said Joint Venture being herein referred to as the "Grantor") desires to grant a permanent sanitary sewer easement over certain property owned by the Grantor to Sanitary and Improvement District No. 330 of Douglas County, Nebraska, and the City of Omaha, a municipal corporation in the State of Nebraska (herein collectively referred to as the "Grantee"), except as otherwise noted,

NOW, THEREFORE, in consideration of One and no/100 Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, the Grantor, being the owner of the property described in Exhibit "A" does herewith give and grant unto the Grantee, its successors and assigns, a permanent sanitary sewer easement over, on, across, under the property as shown on Exhibit "A" attached hereto and incorporated herein by reference as all set out herein.

1. The scope and purpose of the easement is for the construction, repair, maintenance, replacement and renewal of sanitary sewer pipe lines, including all necessary manholes and other related appurtenances, and the transmission through said sewers of sanitary sewage. The Grantee shall have full right and authority to enter upon said easement way in order to perform any of the acts and functions described within the scope and purpose of said easement. Provided, however, that the rights in said easement of the City of Omaha shall have no force and effect unless and until the property on which said sanitary sewer improvements are constructed shall be annexed as a part of said City and the City shall have a legal obligation to maintain said sanitary sewer improvements as public facilities.

2. By accepting and recording this perpetual easement, said Sanitary and Improvement District No. 330 of Douglas County, Nebraska, agrees forthwith, and said City of Omaha, agrees effective with the annexation of the property on which such sewer improvements are constructed, to make good or cause to be made good to the owner all damage that may be done by reason of negligent changes, alterations, maintenance, inspection, repairs or construction in the way of damage to trees, grounds, buildings, or other improvements abutting thereon, including crops, vines, and gardens; provided, however, that this provision does not apply to any of the aforesaid located in, on, over or across said easement or any part thereof.

3. Grantor herein for itself, its successors and assigns, does hereby covenant and agree with the said Grantee and its successors and assigns that at the time of the execution and delivery of these presents, Grantor is lawfully seized of such premises, that the Grantor has good, right and lawful authority to grant said easement way, and that the Grantor further hereby covenants to warrant and defend said easement way against the lawful claims of all persons whomsoever.

4. This Easement shall be binding upon the successors and assigns of the respective parties hereto.

HUNTERS GLEN JOINT VENTURE, A  
Nebraska Partnership, Grantor

BY: HUNTERS GLEN, INC., A  
Nebraska Corporation

By: [Signature]  
President

BY: HUNTER CVF, INC., A Nebraska  
Corporation

By: [Signature]  
President

STATE OF NEBRASKA )  
                          ) ss.  
COUNTY OF DOUGLAS )

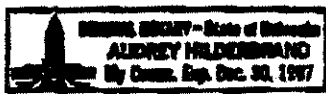
The foregoing instrument was acknowledged before me this  
12 day of June, 1985 by Glenn L. Buck, President of  
Hunters Glen, Inc., a Nebraska corporation.



[Signature]  
Notary Public

STATE OF NEBRASKA )  
                          ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this  
12<sup>th</sup> day of June, 1985 by C. E. Westphal, President of  
Hunter CVF, Inc., a Nebraska corporation.



[Signature]  
Notary Public

LEGAL DESCRIPTION

Permanent Sanitary Sewer Easement

A permanent easement for construction and maintenance of a sanitary sewer in the Northeast Quarter of Section 2, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Commencing at the Southeast corner of the said Northeast 1/4 of said Section 2; thence North 00°20'47" West (assumed bearing) for 1020.46 feet along the East line of the said Northeast 1/4 of Section 2; thence South 89°39'13" West for 33.00 feet to a point in the West Right-of-way line of 144th Street and the TRUE POINT OF BEGINNING; said easement being a strip of land 15 feet wide and centered on the following courses: thence North 88°41'51" West for 22.02 feet; thence North 64°10'28" West for 311.31 feet; thence North 82°38'07" West for 267.13 feet; thence South 80°18'52" West for 337.21 feet to a point hereafter referred to as point "G"; thence North 83°58'41" West for 322.22 feet to a point 1167.67 feet North of and 1259.17 feet West of the Southeast corner of the NE 1/4 of said Section 2 AND ALSO beginning at said point "G"; thence South 05°03'26" West for 232.20 feet to a point 902.57 feet North of and 959.20 feet West of the Southeast corner of the NE 1/4 of said Section 2.

LAMP, RYNEARSON & ASSOCIATES, INC.  
June 3, 1985  
Page 2 of 2

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OF Misc Comp. 1/1 Comp. 1/1

RECEIVED  
1985 SEP -6 PM 2:30  
GEORGE J. BUSBY  
REGISTER OF DEEDS  
DOUGLAS CO. NE

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