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**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR GALLERY 23 EAST**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ("Amended Declaration") is made effective on this 1st day of June, 2019, by Gallery 23 East, LLC, a Nebraska limited liability company, or its successors and assigns ("Declarant").

WHEREAS, Declarant wishes to amend Sections 6.2, 15.3 and the Exhibits of that certain Declaration Of Covenants, Conditions, Restrictions And Easements For Gallery 23 East, recorded as Document Number 201902476 in the Register of Deeds of Dodge County, Nebraska (the "Original Declaration"), recorded on or about June 3, 2019; and

WHEREAS, Declarant is authorized under Section 15.4 of the Original Declaration to grant additional permanent easements for drainage; and

WHEREAS, terms not otherwise defined in this Amended Declaration shall have the meanings as set forth in the Original Declaration.

NOW, THEREFORE, Declarant amends the Original Declaration as follows:

1. Reservation of Easements. Section 6.2 is hereby amended with the following text prior to the first sentence of this section in the Original Declaration: "In addition to the easements granted in Article XV, ...".

2. Drainage and Lift Station Easements. Section 15.3 is hereby deleted and replaced with the following language:

Lots 4, 5, 6, 16, 17, 21, 22, 26, and 27, all located in Block 6, inclusive, all in Gallery 23 East, a subdivision located in part of the NW1/4 of Section 17, Township 17, Range 9 east of the 6th P.M. in Dodge County, Nebraska, are each subject to a ten foot (10') wide permanent easement reserved to the Declarant, during the period of Declarant Control, and to the Association thereafter, in, on, over, under, and across each such lot to facilitate any and all drainage from Lake Galleria and its adjacent Lots, streets, and Common Areas to ditches adjacent to Gallery 23 East (the "Drainage Easement"), as set forth on Exhibits B, C, D, E, F, G, H, and I, and attached hereto and incorporated herein by

reference. The Drainage Easement further restricts the Owners of Lots 4, 5, 6, 16, 17, 21, 22, 26, and 27, all located in Block 6, from altering the slope or fill level of such Lots, and prohibits the construction or placement of structures, landscaping, trees, or any other kind of obstruction within the Drainage Easement. Declarant, during the period of Declarant Control, and the Association thereafter, reserves the right to alter the scope of the Drainage Easement on the Lots described in this section 15.3 in accordance with the Gallery 23 East Surface Water Drainage Plan and any amendments thereto. Lots 27 and 28 of Block 6 are each subject to additional easements reserved to the Declarant, during the period of Declarant Control, and to the Association thereafter, in, on, over, under, and across each such lot to facilitate the installation, replacement, repair and operation of a sanitary sewer lift station.

3. Miscellaneous. Except as specifically set forth in this Amended Declaration, all terms and conditions of the Original Declaration shall remain in full force and effect. This Amended Declaration shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. The rights granted hereunder shall run with the land and burden the Property. This Amended Declaration shall be construed under and in accordance with the laws of the State of Nebraska, without regard to principles of conflicts of law.

[Signature on following page]

IN WITNESS WHEREOF, Declarant has executed this Corrective Declaration the day and year first above written.

DECLARANT:

GALLERY 23 EAST, LLC, a Nebraska limited liability company

By: William Cosentino
Name: William Cosentino
Title: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF DODGE)

Before me, the undersigned Notary Public in and for said county and state, appeared Cosentino, William of Gallery 23 East, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his/her voluntary act and deed on behalf of said limited liability company.

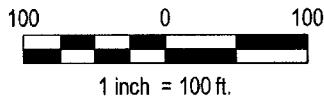
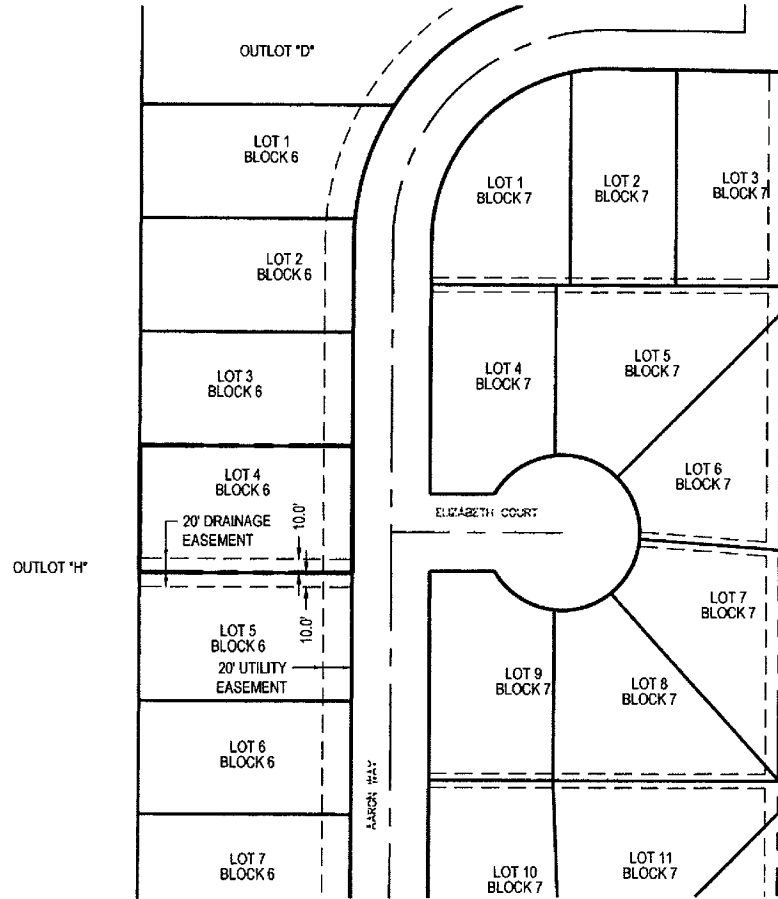
WITNESS my hand and Notarial Seal this 12th day of June, 2019.



Arthur J Moore Jr
Notary Public

My Commission expires: August 11th 2021

EXHIBIT "B"

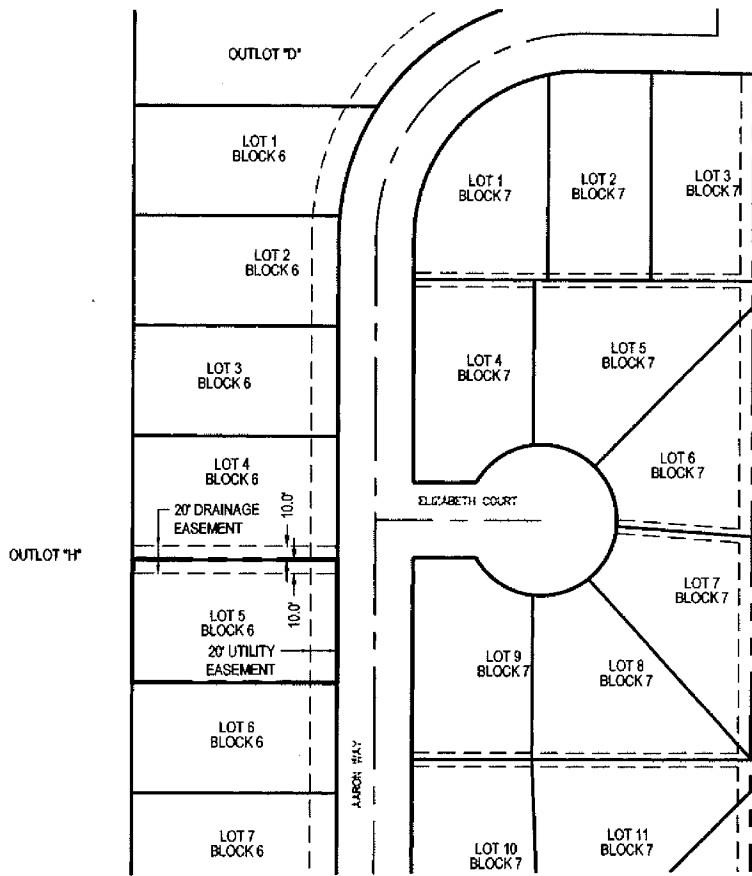


LEGAL DESCRIPTION

LOT 4, BLOCK 6, GALLERY 23 EAST ADDITION, A SUBDIVISION
 LOCATED IN THE NW1/4 OF SECTION 17, TOWNSHIP 17 NORTH,
 RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

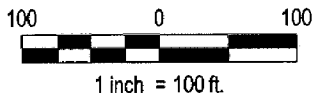
 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3599		DRAINAGE EASEMENT LOT 4, BLOCK 6 GALLERY 23 EAST ADDITION FREMONT NEBRASKA
	Job No.: P2018.109.001	Date: 06/05/2019	
Drawn by: JRS	Scale: 1" = 100'	Sht: 1 of 1	


EXHIBIT "C"



LEGAL DESCRIPTION

LOT 5, BLOCK 6, GALLERY 23 EAST ADDITION, A SUBDIVISION
 LOCATED IN THE NW1/4 OF SECTION 17, TOWNSHIP 17 NORTH,
 RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.



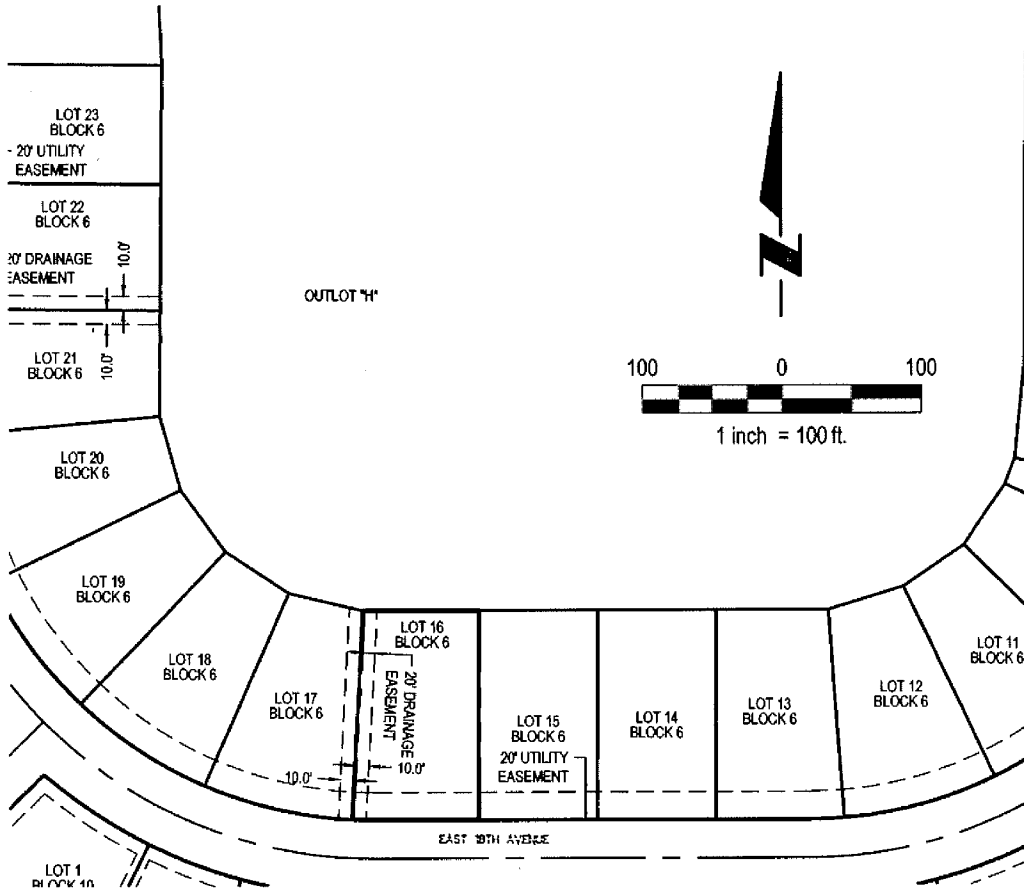
 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3599		DRAINAGE EASEMENT LOT 5, BLOCK 6 GALLERY 23 EAST ADDITION FREMONT NEBRASKA
	Job No.: P2018.109.001 Drawn by: JRS	Date: 06/05/2019 Scale: 1" = 100'	

Jeff Skol

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EXHIBIT "D"

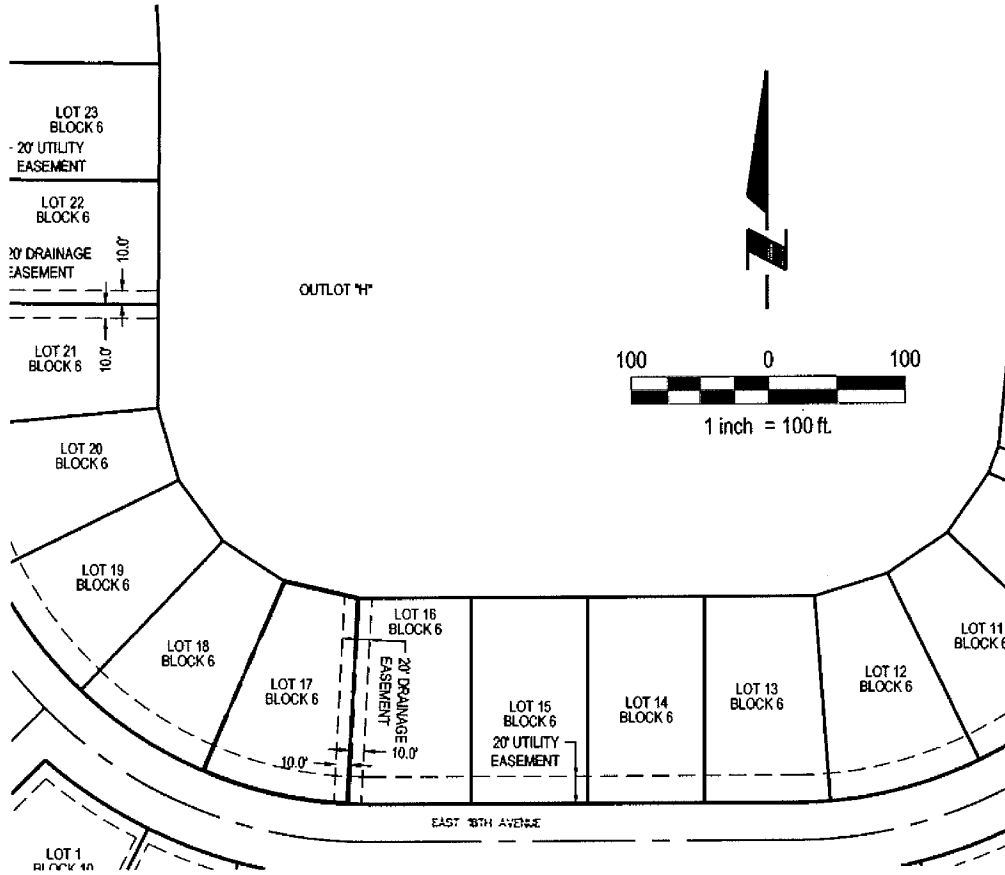


LEGAL DESCRIPTION

LOT 16, BLOCK 6, GALLERY 23 EAST ADDITION, A SUBDIVISION
 LOCATED IN THE NW1/4 OF SECTION 17, TOWNSHIP 17 NORTH,
 RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3999		DRAINAGE EASEMENT LOT 16, BLOCK 6 GALLERY 23 EAST ADDITION FREMONT NEBRASKA
	Job No.: P2018.109.001 Drawn by: JRS	Date: 06/05/2019 Scale: 1" = 100' Sht: 1 of 1	

EXHIBIT "E"

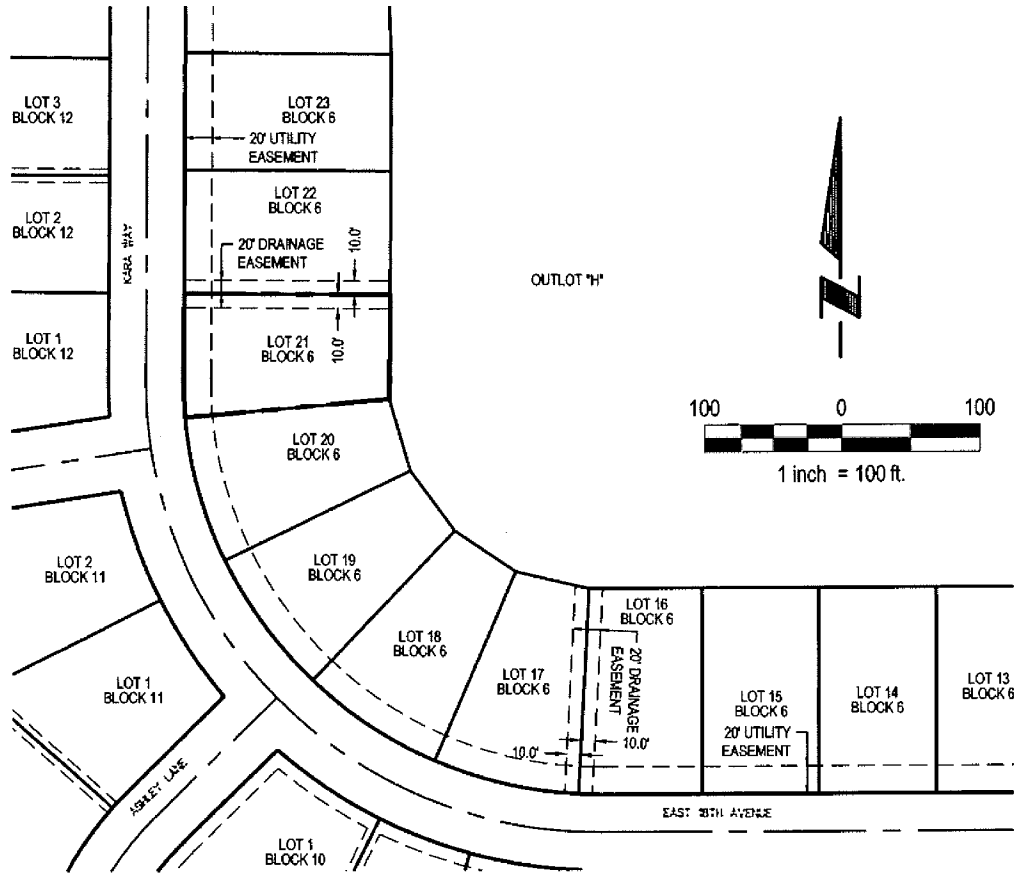


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 RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3599		DRAINAGE EASEMENT LOT 17, BLOCK 6 GALLERY 23 EAST ADDITION FREMONT NEBRASKA
	Job No.: P2018.109.001	Date: 06/05/2019	
Drawn by: JRS	Scale: 1" = 100'	Sht: 1 of 1	

EXHIBIT "F"



LEGAL DESCRIPTION

LOT 21, BLOCK 6, GALLERY 23 EAST ADDITION, A SUBDIVISION
 LOCATED IN THE NW1/4 OF SECTION 17, TOWNSHIP 17 NORTH,
 RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.



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 10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3599

Job No.: P2018.109.001

Date: 06/05/2019

Drawn by: JRS

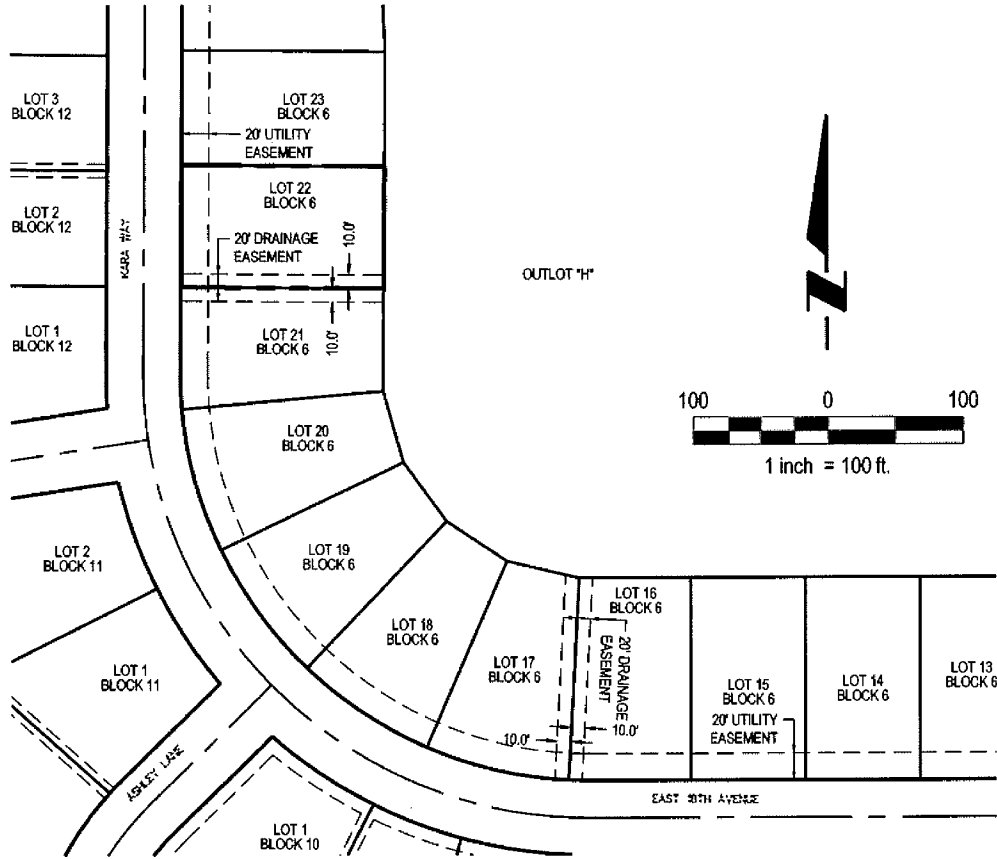
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Sht. 1 of 1

DRAINAGE EASEMENT

LOT 21, BLOCK 6
 GALLERY 23 EAST ADDITION
 FREMONT NEBRASKA

EXHIBIT "G"

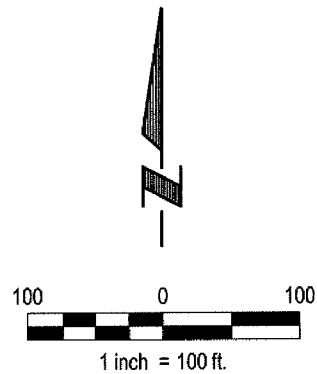
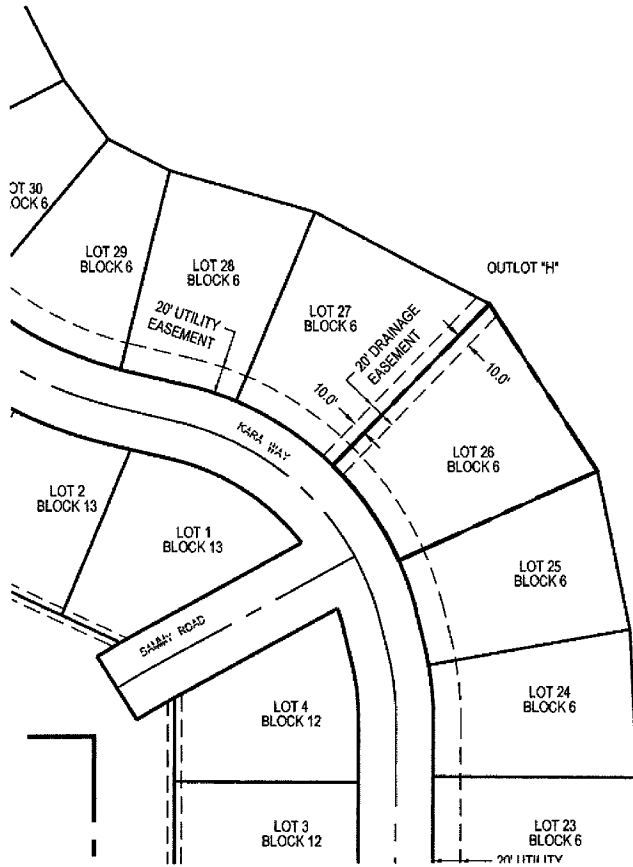


LEGAL DESCRIPTION

LOT 22, BLOCK 6, GALLERY 23 EAST ADDITION, A SUBDIVISION
 LOCATED IN THE NW1/4 OF SECTION 17, TOWNSHIP 17 NORTH,
 RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

 E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3699	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3699		DRAINAGE EASEMENT LOT 22, BLOCK 6 GALLERY 23 EAST ADDITION FREMONT NEBRASKA
	Job No.: P2018.109.001	Date: 06/05/2019	
Drawn by: JRS	Scale: 1" = 100'	Sht: 1 of 1	

EXHIBIT "H"



LEGAL DESCRIPTION

LOT 26, BLOCK 6, GALLERY 23 EAST ADDITION, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.


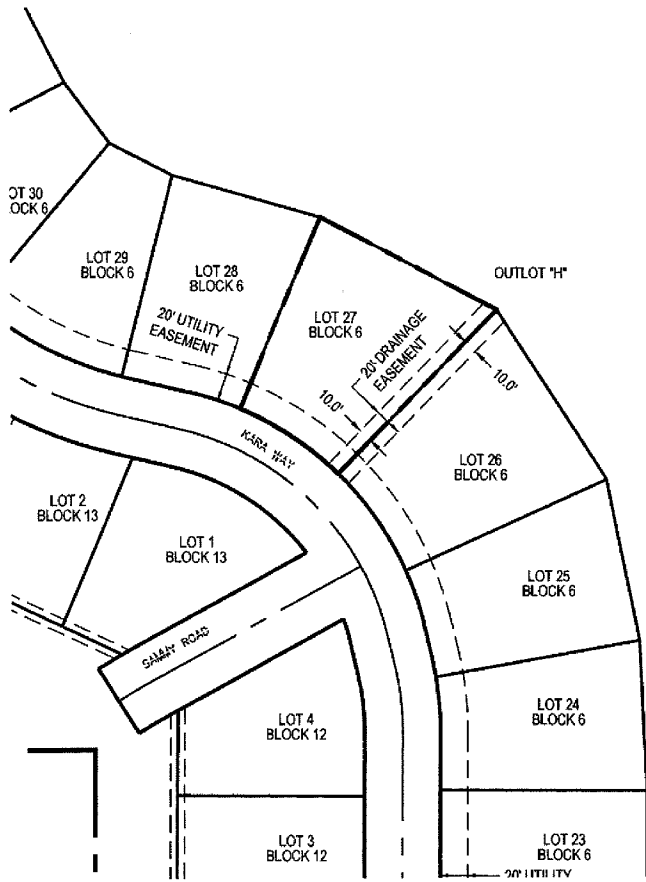
 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3599		DRAINAGE EASEMENT LOT 26, BLOCK 6 GALLERY 23 EAST ADDITION FREMONT NEBRASKA
	Job No.: P2018.109.001 Drawn by: JRS	Date: 06/05/2019 Scale: 1" = 100' Sht: 1 of 1	

EXHIBIT "I"



LEGAL DESCRIPTION

LOT 27, BLOCK 6, GALLERY 23 EAST ADDITION, A SUBDIVISION
 LOCATED IN THE NW1/4 OF SECTION 17, TOWNSHIP 17 NORTH,
 RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road Suite 100 Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3599		DRAINAGE EASEMENT LOT 27, BLOCK 6 GALLERY 23 EAST ADDITION FREMONT NEBRASKA
	Job No.: P2018.109.001 Drawn by: JRS	Date: 06/05/2019 Scale: 1" = 100' Sht: 1 of 1	