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By: jby



AMD

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Omaha, Nebraska 68144

[The Space Above Line is for Recording Data]

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS OF LINCOLN RIDGE VILLAS, A SUBDIVISION
IN SARPY COUNTY, NEBRASKA**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS OF LINCOLN RIDGE VILLAS, A SUBDIVISION IN
SARPY COUNTY, NEBRASKA (this "First Amendment") is made this 13th day of
December, 2023 (the "Effective Date"), by YDC, LLC, a Nebraska limited liability
company ("Declarant").

RECITALS:

WHEREAS, the Declarant, as the then owner of all of the real property within the
Lincoln Ridge Villas Subdivision, entered into that certain Declaration of Covenants, Conditions,
Restrictions and Easements for Lincoln Ridge Villas recorded on October 18, 2023 as Instrument
No. 2022-27033 with the Sarpy County, Nebraska Register of Deeds (the "Declaration");

WHEREAS, pursuant to and as permitted by Article 4.2 of the Declaration, the Declarant
desires to amend the Declaration to: permit Owners to install four feet (4') tall, wrought iron
fences on their Lot, within the Lincoln Ridge Villa subdivision; and

WHEREAS, this First Amendment shall be filed of record against the following
described real estate, to wit:

Lots 31 through 42, inclusive, Lincoln Ridge, a subdivision as surveyed, platted
and recorded in Sarpy County, Nebraska; (collectively, the "Property").

NOW, THEREFORE, in furtherance thereof, the Declarant hereby adopts, declares, and
provides as follows:

1. Definitions. All capitalized terms used in this First Amendment shall have the meanings set forth in the Declaration except as otherwise defined herein.

2. Amendment to Article 1.2. Article 1.2 is hereby amended to remove "fence" as a prohibited Improvement to be constructed on a Lot, and permit Lot Owners to install exclusively four feet (4') tall, wrought iron fences on their Lot with prior written approval from the Association.

3. Amendment to Article 2.10(c). Article 2.10(c) is hereby deleted in its entirety and replaced with the following:

C. In addition to items "A" and "B" above in this Section 10, Members as owners of Villa Lots, shall be required to pay additional monthly dues for mowing, fertilization, snow and trash removal. Villa Lot Owners who have fences shall owe additional Association dues in the amount of Two Hundred Dollars and No/100ths (\$200.00) and Villa Lot Owners without fences shall owe additional dues in the amount of One Hundred Seventy-Five Dollars and No/100ths (\$175.00). By way of illustration only, an Owner of a Villa Lot with a fence on their Lot, shall owe annual Association dues in the amount of Four Hundred Fifty Dollars and No/100ths (\$450.00). All dues referenced in this Article 10 may be amended from time to time by the Board of Directors in accordance with this Declaration.

4. No Other Amendment. Except as specifically set forth herein, the Declaration shall remain in full force and effect.

5. Binding Effect. This First Amendment shall be binding upon and inure to the benefit of the Property and every grantee of any interest in the Property or any portion thereof and every Owner of the Property or any portion thereof.

[Remainder of page left intentionally blank; execution page follows.]

IN WITNESS WHEREOF, the undersigned has executed this First Amendment on the day and year first above written.

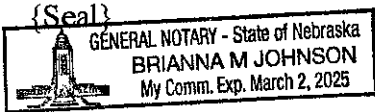
DECLARANT:

YDC, LLC, a Nebraska limited liability company

By: Kristina Philbin
Name: Kristina L. Philbin
Its: Managing Member

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 18th day of December 2023, by Kristina Philbin, the managing member of YDC, LLC, a Nebraska limited liability company, on behalf of said limited liability company.



B. M. Johnson
Notary Public