



MISC 2004117828



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Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
9/3/2004 08:41:09.06



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**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR MANCHESTER RIDGE**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (hereafter "the First Amendment"), is made on the date hereinafter set forth by Manchester Ridge, L.L.C., a Nebraska limited liability company, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, a Declaration of Covenants, Conditions, Restrictions and Easements executed by the Declarant was filed for record as Instrument Number 2004110204 in the Miscellaneous Records in the office of the Register of Deeds of Douglas County, Nebraska, on August 18, 2004 (hereafter "the Declaration"), against the real property that is legally described on the attached Exhibit A, which is incorporated herein by this reference; and

WHEREAS, Article X, Section 3 of the Declaration provides the Declarant with the right to amend the Declaration in any manner which it may determine in its full and absolute discretion for a period of seven years from the date of the recording of the Declaration in the office of the Register of Deeds; and

NOW, THEREFORE, Declarant hereby amends the Declaration as to all of the real property that is legally described on the attached Exhibit A, which is incorporated herein by this reference, in the following manner:

1. Article VI, Section 4, shall be replaced in its entirety with the following language:

"The exposed foundation wall for the front yard of all main residential structures must be constructed of or faced with brick or stone or stucco. The exposed foundation wall for any street side yard on any main residential structure must be constructed of or faced with brick or simulated brick or stone or stucco. All exposed interior side and rear concrete or concrete block foundation walls not facing a street must be painted. The terms "front yard", "street side yard", "interior side yard" and "rear yard" shall have the same meaning as the zoning ordinance for the City of Omaha. All driveways must be constructed of concrete, brick, paving stone, asphalt or laid stone. All foundations shall be constructed of concrete, concrete blocks, brick or stone. Fireplace chimneys shall be covered with brick, stone or siding. The roof of all improvements shall be covered with shingles that have been approved in writing by the Declarants."

The Declarant hereby ratifies and affirms all other terms and provisions of the Declaration.

After recording, please return to
WALSH LAW, P.C.
13304 W. CENTER RD., STE. 222
OMAHA, NE 68144-3458

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IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto executed this document on this 26 day of Aug, 2004.

DECLARANT:

MANCHESTER RIDGE, L.L.C., a Nebraska limited liability company,

By: 

Patrick G. Day, Managing Member

State of Nebraska)

) ss.

County of Douglas)

On this 26 day of August, 2004, before me, a Notary Public in and for said county and state, personally came Patrick G. Day, Managing Member of Manchester Ridge, L.L.C., 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 voluntary act and deed and the voluntary act and deed of said limited liability company.




Notary Public

Exhibit A

Lots 1 thru 100, inclusive, and Outlots A, B, and C, in MANCHESTER RIDGE, a subdivision located in Douglas County, Nebraska, as surveyed, platted and recorded.

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