



MISC 2008116189



DEC 08 2008 11:29 P 2

M
FEE 85.50 FB See below
2 BKP C/G COMP
ISI DEL SCAN FV
R

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/8/2008 11:29:38.05

2008116189

SECOND AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
OF A PART OF
RIDGEWOOD, A SUBDIVISION
IN DOUGLAS COUNTY, NEBRASKA

This Second Amendment is made to the Declaration of Covenants, Conditions, Restrictions and Easements of a part of Ridgewood, a Subdivision in Douglas County, Nebraska, dated March 5, 2007, and recorded with the Douglas County Register of Deeds on March 7, 2007, as Instrument No. 2007025645, Miscellaneous Records, as amended and modified by First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of a Part of Ridgewood, a subdivision in Douglas County, Nebraska dated March 3, 2008, and recorded with the Douglas County Register of Deeds on March 6, 2008, as Instrument No. 2008022052 (as amended the "Declaration"), by Dial Ridgewood L.L.C., a Nebraska limited liability (the "Declarant").

Preliminary Statement

The Declaration was made by the Declarant in connection with the development of real estate legally described as follows:

Lots 1 through 123, inclusive, in Ridgewood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (referred to collectively as the "Lots" and individually as each "Lot"); *OJ - 32962*

and

Lots 124 through 143, inclusive, in Ridgewood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (collectively the "Duplex Lots"); *OJ - 32963*

and

Lots 1, 2 and 3, Ridgewood Replat 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (collectively the "Senior House Lots"); *OJ - 32981*

and

Outlots A, B, C, D and E inclusive, in Ridgewood, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (collectively the "Outlots") *OJ - 32962*

Declarant has considered amendment of the Declaration for purposes of amending part of Article I, Section 3. Article V, Section 2, allows the Declaration to amend the Declaration in any manner which it may

Return to:
James D. Buser
Pansing Hogan Ernst & Bachman, LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

✓ 007884

determine in its full and absolute discretion for a period of five (5) years from the date of the Declaration. Declarant has investigated the impact which the proposed amendment of the Declaration would have on the Lots, Duplex Lots, Senior Housing Lots and Outlots and has concluded that the amendment would further the preservation of Ridgewood, would further the maintenance of the character and residential integrity of Ridgewood, and would further the benefits and protection afforded to the Lots, Duplex Lots, Senior Housing Lots and Outlots by the Declaration.

NOW, THEREFORE, pursuant to the authority granted to the Declarant in Article V, Section 2 of the Declaration, Declarant hereby amends and supplements the Declaration as follows:

1. The Minimum Area of 1,500 square feet for a one-story ranch type house as specified in Article I, Section 3, is hereby changed to 1,200 square feet.
2. Except as amended and modified herein the Declaration shall remain in full force and effect according to its terms.

IN WITNESS WHEREOF, Declarant has executed this Second Amendment as of the 4 day of December, 2008.

DIAL RIDGEWOOD L.L.C., a Nebraska limited liability company

By: _____

Patrick G. Day, Managing Member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 4 day of December, 2008, by Patrick G. Day, Managing Member of Dial Ridgewood L.L.C., a Nebraska limited liability company, on behalf of the company.

Mary M. Petersen
Notary Public

