

FIRST AMENDMENT TO DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS & RESTRICTIONS
OF RIDGE SOUTH

WHEREAS, the undersigned, constituting owners of at least two-thirds of the "Lots" located on the "Property" described in and covered by the Declaration of Protective Covenants, Conditions & Restricts of Ridge South filed of record with the Lancaster County Register of Deeds as Instrument No. 96-033558 ("Protective Covenants"), do hereby desire to amend the terms of the Protective Covenants.

NOW, THEREFORE, the undersigned hereby agree to amend the Protective Covenants as follows:

1. The "Property" as defined in the Protective Covenants is hereby amended to only include the real property legally described and shown on Exhibit "A," which is attached hereto and incorporated herein by this reference, and to specifically exclude Lot 1, Block 2, Lots 1 through 4, Block 10 and Lots 1 and 2, Block 11, The Ridge 13th Addition, and Lots 3, 4 and 5, The Ridge 17th Addition, all located in Lincoln, Lancaster County, Nebraska. The lots being excluded are governed by The Ridge Addition Protective Covenants, as amended, and should not be included within the Protective Covenants.

2. Paragraph XI of the Protective Covenants is hereby amended and restated as follows:

XI. The exterior of any single-family residence constructed on any A-Lot or on any B-Lot must be faced with siding, stucco, or brick; provided, however, that in no event shall any such single-family residence be faced with less than 60% brick or stone. The exterior of any single-family residence constructed on any C-Lot must be faced with siding, stucco, or brick; provided, however, that in no event shall the front and two sides (not the back) of any such single-family residence be faced with less than 50% brick or stone. All exposed foundation walls of any single-family residence constructed on any Lot shall be faced with brick, stucco or siding. Chimneys of all fireplaces on the exterior of any single-family residence constructed on any Lot shall be faced with brick or stone. Chimneys of all fireplaces on the exterior of any single-family residence constructed on any Lot shall not be faced with stucco or siding.

3. Paragraph XII of the Protective Covenants is hereby amended and restated as follows:

XIII. Except as set forth in paragraph XII above, and except for appropriate gutter and downspout systems, all single-family residences constructed on any Lot shall have a roof consisting solely of #1 cedar shake shingles, horizon asphalt shingles, or #1 wood shingles. In addition to the cedar, asphalt and wood shingles set forth above, any roof located on any such single-family residence may be constructed of slate shingles which are approved in writing by the Architectural Review Committee.

4. All other terms and conditions of the Protective Covenants, except as amended herein, remain in full force and effect. In the event of a conflict between the terms of this First Amendment and the terms of the Protective Covenants, the terms of this First Amendment shall control. Capitalized terms used herein and not defined herein have the same meaning as in the Protective Covenants.

Lots 3 and 4, The Ridge 17th Addition,
Lincoln, Lancaster County, Nebraska

The original document was filed with the register of deeds on April 21st, 2000. This document has been retyped to be displayed in electronic format. In the event of any discrepancy, the original document on file with the register of deeds shall control.