

STATE OF NEBRASKA COUNTY OF WASHINGTON) 20037686 711
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 22nd DAY OF September, A.D. 2003
AT 2:49 O'CLOCK P.M. AND RECORDED IN BOOK
419 AT PAGE 711-712
COUNTY CLERK Charlotte L. Petersen
DEPUTY Harold Madson

FILED

03 SEP 22 PM 2:49

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

Recorded ✓
General ✓
Numerical ✓
Photostat _____
Prooted _____

AMENDMENT NO. 1

TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR CRYSTAL LAKE ESTATES LOTS 1 THROUGH 9
AND THREE (3) 10 ACRE PARCELS LYING SOUTHWEST OF
THE LAKE IDENTIFIED AS TAX LOTS 71, 72 & 73 ON JULY 1, 2001
LYING IN THE S1/2 OF THE SE1/4 OF SECTION 19, T 18 N, R 12 E OF THE 6TH P.M.
AS SURVEYED AND RECORDED IN WASHINGTON COUNTY, NEBRASKA

THIS AMENDMENT NO. 1 to Declaration, made on the date hereinafter set forth, by
Mark & Crystal C. Bresley and MARBRE LLC, hereinafter referred to a "Declarant".

WITNESSETH:

WHEREAS, the Declarant did execute that certain Declaration of Covenants, Conditions,
Restrictions and Easements for Crystal Lake Estates Lots 1 through 9 and Three (3) 10 Acre
Parcels Lying Southwest of the Lake Identified as Tax Lots 71, 72 & 73 on July 1, 2001 on
November 22, 2002 and filed December 2, 2002, in the Miscellaneous Records of the Register of
Deeds of Washington County, Nebraska, at Book 383, Pages 32-40, (the "Declaration");

WHEREAS, ARTICLE XI, Section 2 of the Declaration provides that the Declaration
may be amended by the Declarant in any manner until such time as the Declarant has conveyed
fee simple title to twelve (12) of the Lots: and

WHEREAS, the Declarant has not conveyed fee simple title to twelve (12) of the Lots,
and the Declarant desires to amend the Declaration as hereinafter set forth.

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

ARTICLE I.
AMENDMENTS

A. ARTICLE VI, Section 2 & Section 4 is hereby amended by removing any
reference to "the Constructed Wetland",

B. ARTICLE X, Section 1 is hereby amended by changing "U.S. West Telephone
Company" to "the local telephone provider",

C. ARTICLE VIII is hereby amended by adding the following: "(w) No fertilizer may be used on any Lot within 100 feet of the lake and low or no phosphorus fertilizer is encouraged elsewhere on the Lots."

ARTICLE II.
RATIFICATION

The Declarant hereby ratifies and affirms the Declaration, as amended herein, and declares that all of the lots described above shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration, as amended herein. Said easements, restrictions, covenants and conditions shall run with said real property and shall be binding upon all parties having or acquiring any right, title or interest in the above described real property, or any part thereof, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant under the Declaration, has executed this Amendment No. 1 to Declaration of Covenants, Conditions, Restrictions and Easements for Crystal Lake Estates this 12th day of September, 2003.

Mark E. Bresley
Mark E. Bresley, Owner

Crystal C. Bresley
Crystal C. Bresley, Owner

MARBRE LLC

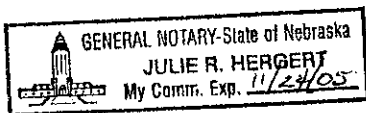
BY: Mark E. Bresley
Mark E. Bresley, President MARBRE LLC

John A. Marcuzzo
John A. Marcuzzo, Secretary/Treasurer
MARBRE LLC

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 12th day of September, 2003 by Mark E. Bresley & Crystal C. Bresley, Owners AND Mark E. Bresley, President & John A. Marcuzzo, Secretary/Treasurer of MARBRE LLC.

Julie R. Hergert
Notary Public



200501755

578

STATE OF NEBRASKA COUNTY OF WASHINGTON
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 22nd DAY OF April A.D. 2005
AT 4:22 O'CLOCK P.M. AND RECORDED IN BOOK
461 AT PAGE 578-579
COUNTY CLERK Charlotte L. Petersen
DEPUTY Karol Madsen

Recorded
General
Numerical
Photostat
Prootec

FILED

05 APR 22 PM 4:22

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBRASKA

AMENDMENT NO. II

TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR CRYSTAL LAKE ESTATES LOTS 1 THROUGH 9
AND THREE (3) 10 ACRE PARCELS LYING SOUTHWEST OF
THE LAKE IDENTIFIED AS TAX LOTS 71, 72 & 73 ON JULY 1, 2001
LYING IN THE S 1/2 OF THE SE 1/4 OF SECTION 19, T 18 N, R 12 E OF THE 6TH P.M. AS
SURVEYED AND RECORDED IN WASHINGTON COUNTY, NEBRASKA

THIS AMENDMENT NO. 2 to Declaration, made on the date hereinafter set forth, by
Mark & Crystal C. Bresley and MARBRE LLC, hereinafter referred to a "Declarant".

WITNESSETH:

WHEREAS, the Declarant did execute that certain Declaration of Covenants, Conditions,
Restrictions and Easements for Crystal Lake Estates Lots 1 through 9 and Three (3) 10 Acre
Parcels Lying Southwest of the Lake Identified as Tax Lots 71, 72 & 73 on July 1, 2001 on
November 22, 2002 and filed December 2, 2002, in the Miscellaneous Records of the Register of
Deeds of Washington County, Nebraska, at Book 383, Pages 32-40, (the "Declaration");

WHEREAS, ARTICLE XI, Section 2 of the Declaration provides that the Declaration
may be amended by the Declarant in any manner until such time as the Declarant has conveyed
fee simple title to twelve (12) of the Lots: and

WHEREAS, the Declarant has not conveyed fee simple title to twelve (12) of the Lots,
and the Declarant desires to amend the Declaration as hereinafter set forth.

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

ARTICLE I.
AMENDMENTS

A. ARTICLE VIII, (1) is hereby amended by changing the last sentence to read:
"Horses shall not be allowed in the lake or within 100 feet of the water."

B. ARTICLE VIII, (m) is hereby amended by adding, "white vinyl fencing,
approved by the Architectural Control Committee, shall be allowed."

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C. ARTICLE VIII is hereby amended by deleting (p) in its entirety.

ARTICLE II.
RATIFICATION

The Declarant hereby ratifies and affirms the Declaration, as amended herein, and declares that all of the lots described above shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration, as amended herein. Said easements, restrictions, covenants and conditions shall run with said real property and shall be binding upon all parties having or acquiring any right, title or interest in the above described real property, or any part thereof, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant under the Declaration, has executed this Amendment No. 2 to Declaration of Covenants, Conditions, Restrictions and Easements for Crystal Lake Estates this ____ day of April, 2005.

Mark E. Bresley
Mark E. Bresley, Owner

Crystal C. Bresley
Crystal C. Bresley, Owner

MARBRE LLC
BY: Mark E. Bresley
Mark E. Bresley, President MARBRE LLC

John A. Marcuzzo
John A. Marcuzzo, Secretary/Treasurer
MARBRE LLC

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 15 day of April, 2005 by Mark E. Bresley & Crystal C. Bresley, Owners AND Mark E. Bresley, President & John A. Marcuzzo, Secretary/Treasurer of MARBRE LLC.

Barbara A. Pickett
Notary Public



200601826
STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 1st DAY OF May A.D. 2006
AT 1:23 O'CLOCK P M AND RECORDED IN BOOK
486 AT PAGE 740-741
COUNTY CLERK Charlotte L. Petersen
DEPUTY Karim Madani

740

Recorded 1
General 1
Numerical 1/1
Photostat 1/1
Proofed 1/1

FILED

06 MAY -1 PM 1:23

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY, CLERK
BLAIR, NEBR.

AMENDMENT NO. 3

TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR CRYSTAL LAKE ESTATES LOTS 1 THROUGH 9
AND THREE (3) 10 ACRE PARCELS LYING SOUTHWEST OF
THE LAKE IDENTIFIED AS TAX LOTS 71, 72 & 73 ON JULY 1, 2001
LYING IN THE S 1/2 OF THE SE 1/4 OF SECTION 19, T 18 N, R 12 E OF THE 6TH P.M. AS
SURVEYED AND RECORDED IN WASHINGTON COUNTY, NEBRASKA

THIS AMENDMENT NO. 3 to Declaration, made on the date hereinafter set forth, by
Mark & Crystal C. Bresley and MARBRE LLC, hereinafter referred to a "Declarant".

WITNESSETH:

WHEREAS, the Declarant did execute that certain Declaration of Covenants, Conditions,
Restrictions and Easements for Crystal Lake Estates Lots 1 through 9 and Three (3) 10 Acre
Parcels Lying Southwest of the Lake (Identified as Tax Lots 71, 72 & 73 on July 1, 2001) on
November 22, 2002 and filed December 2, 2002, in the Miscellaneous Records of the Register of
Deeds of Washington County, Nebraska, at Book 383, Pages 32-40, (the "Declaration");

WHEREAS, ARTICLE XI, Section 2 of the Declaration provides that the Declaration
may be amended by the Declarant in any manner until such time as the Declarant has conveyed
fee simple title to twelve (12) of the Lots: and

WHEREAS, the Declarant has not conveyed fee simple title to twelve (12) of the Lots,
and the Declarant desires to amend the Declaration as hereinafter set forth.

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

ARTICLE I.
AMENDMENTS

- A. Legal description, Lots 1 through 9 and three (3) 10 acre parcels lying southwest of
the lake identified as Tax Lots 71, 72 & 73 on July 1, 2001, is hereby amended to:
Lots 1 through 8 & 10 through 20 (lot 9 being replatted and now identified as lot 10)
and three (3) 10 acre parcels lying southwest of the lake identified as Tax Lots 71, 72
& 73 on July 1, 2001.
- B. ARTICLE VI, Section 3, Annual Assessments is hereby amended to: The annual
assessment for each of the three (3) 10 acre parcels southwest of the lake shall be 8%
of the annual budget of the Crystal Lake Estates Homeowners Association, except the
three (3) 10 acre parcels southwest of the lake shall not be assessed for maintenance
and repair of the Streets. The balance of the cost of the operation of the Crystal Lake
Estates Homeowners Association, including the cost of maintenance and repair of the
Streets, shall be divided equally among the owners of the lots in Crystal Lake Estates,
Phase I (lots 1 through 8 and the replatted lot 10) until the first lot in Phase II (lots 11
through 20) is sold. For the fiscal year in which the first lot in Phase II is sold and for
all subsequent years in which any lot is sold by the developer, the new owner of said
lot shall pay a prorata share of the assessed dues for Crystal Lake Estates, based on
that year's assessment. Beginning in the first year following the year in which the
first lot in Phase II is sold, and for all subsequent years, the above stated balance of
the cost of the operation of the Crystal Lake Estates Homeowners Association,
including the cost of maintenance and repair of the Streets, shall be divided equally
among the owners of the lots in Crystal Lake Estates, Phases I & II, that are no longer
owned by the developer.

200602869
STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 6th DAY OF July A.D. 2006
AT 8:38 O'CLOCK A M AND RECORDED IN BOOK
491 AT PAGE 187-188
COUNTY CLERK Charlotte L. Petersen
DEPUTY Karin Madsen

187

Recorded _____
General _____
Numerical _____
Photostat _____
Proofed _____

FILED

06 JUL -7 AM 8:38

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY, CLERK
BLAIR, NEBR

AMENDMENT NO. 4

TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CRYSTAL LAKE ESTATES LOTS 1 THROUGH 8 AND CRYSTAL LAKE ESTATES FIRST ADDITION 10 THROUGH 20 AND THREE (3) 10 ACRE PARCELS LYING SOUTHWEST OF THE LAKE IDENTIFIED AS TAX LOTS 71, ON JULY 1, 2001 LYING IN THE S ½ OF THE SE ¼ OF SECTION 19, T 18 N, R 12 E OF THE 6TH P.M. AS SURVEYED AND RECORDED IN WASHINGTON COUNTY, NEBRASKA

THIS AMENDMENT NO. 4 to Declaration, made on the date hereinafter set forth, by Mark & Crystal C. Bresley and MARBRE LLC, hereinafter referred to a "Declarant".

WITNESSETH:

WHEREAS, the Declarant did execute that certain Declaration of Covenants, Conditions, Restrictions and Easements for Crystal Lake Estates Lots 1 through 9 and Three (3) 10 Acre Parcels Lying Southwest of the Lake (Identified as Tax Lots 71, 72 & 73 on July 1, 2001) on November 22, 2002 and filed December 2, 2002, in the Miscellaneous Records of the Register of Deeds of Washington County, Nebraska, at Book 383, Pages 32-40, (the "Declaration");

WHEREAS, ARTICLE XI, Section 2 of the Declaration provides that the Declaration may be amended by the Declarant in any manner until such time as the Declarant has conveyed fee simple title to twelve (12) of the Lots: and

WHEREAS, the Declarant has not conveyed fee simple title to twelve (12) of the Lots, and the Declarant desires to amend the Declaration as hereinafter set forth.

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

ARTICLE I
AMENDMENTS

- A. ARTICLE X, EASEMENTS, Section 3, Lake & Trail Easements is hereby amended to include: Easements granting the right to the use and enjoyment of that part of the lake on the Grantor's property extends only to the surface area of the lake and does not extend onto the land adjacent to the lake, except that the owners of Lots 12 through 16 in Crystal Lake Estates may use the land between their lot line and the lake for lake access, including the building of a boat dock, as provided for in the Plat.
- B. ARTICLE VIII, COMMON SCHEME RESTRICTIONS is hereby amended by adding the following: (w) Excessive or offensive use of ATVs, motorcycles or other

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motorized vehicles, including but not limited to the construction and use of a motocross type course or causing an annoyance or nuisance by driving said vehicles without mufflers or in such a way as to create excessive noise, is prohibited on any lot, including the ten (10) acre parcels lying southwest of the lake. Additionally, the Homeowners Association reserves the right to make additional restrictions with regard to this matter should the need arise.

RATIFICATION

The Declarant hereby ratifies and affirms the Declaration, as amended herein, and declares that all of the lots described above shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration, as amended herein. Said easements, restrictions, covenants and conditions shall run with said real property and shall be binding upon all parties having or acquiring any right, title or interest in the above described real property, or any part thereof, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, ^{WEB}the undersigned, being the Declarant under the Declaration, has executed this Amendment No. 7 to Declaration of Covenants, Conditions, Restrictions and Easements for Crystal Lake Estates this 30th day of June, 2006.

Mark E. Bresley
Mark E. Bresley, Owner

Crystal C. Bresley
Crystal C. Bresley, Owner

MARBRE LLC
BY: Mark E. Bresley
Mark E. Bresley, President MARBRE LLC

John A. Marcuzzo 805
John A. Marcuzzo, Secretary/Treasurer
MARBRE LLC

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 30th day of June, 2006 by Mark E. Bresley & Crystal C. Bresley, Owners and Mark E. Bresley, President & John A. Marcuzzo, Secretary/Treasurer of MARBRE LLC.

Deborah Ford
Notary Public

