

WASHINGTON COUNTY, STATE OF NEBRASKA  
INSTRUMENT NO. 2015 - 04340  
*Karen A. Madsen*  
REGISTER OF DEEDS

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2015 DEC -7 AM 9:06  
KAREN A. MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
BLAIR NE

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR THE ESTATES AT HIDDEN ACRES**

This Second Amendment to Declaration of Covenants, Easements and Restrictions (the "Amendment") is made as of the 18<sup>th</sup> day of November, 2015, by Hidden Acres Farms, L.L.C., a Nebraska limited liability company (hereinafter referred to as "Declarant").

**WITNESSETH:**

WHEREAS, a Declaration of Covenants, Easements and Restrictions was filed for record by Declarant on March 20, 2014, as Instrument No. 2014-00728 in the office of the Register of Deeds of Washington County, Nebraska (the "Original Declaration");

WHEREAS, a First Amendment to Declaration of Covenants, Easements and Restrictions was filed for record by Declarant on March 27, 2014, as Instrument No. 2014-00815 in the office of the Register of Deeds of Washington County, Nebraska (the "First Amendment", and together with the Original Declaration, the "Declaration"); and

WHEREAS, the Declaration currently encumbers the real property described as follows:

**Tax Lots 140 through 146, inclusive, known as The Estates at Hidden Acres, Section 14, T17N, R12E of the 6<sup>th</sup> P.M., as surveyed and recorded in Washington County, Nebraska. (the "Initial Lots").**

WHEREAS, a portion of the Initial Lots have been replatted to form **Lots 1 through 6 of Hidden Acres Estates, a subdivision in Washington County, Nebraska (the "Platted Lots").**

WHEREAS, the Platted Lots remain subject to the terms and conditions of the Declaration.

WHEREAS, the Declarant desires to amend the Declaration to affirmatively provide that the Platted Lots and any future subdivision or reconfiguration of the Initial Lots or Platted Lots will be defined as Lots under the Declaration.

NOW, THEREFORE, Declarant hereby agrees that the Declaration shall be modified and amended as follows:

1. Any reference to a "Lot" or the "Lots" in the Declaration shall include the Initial Lots, the Platted Lots and any future subdivision or reconfiguration of the Initial Lots or Platted Lots as provided in Section 4 of Article I.

2. Any reference to the "Declaration" in Declaration shall include this Amendment.

3. Section 4 of Article I of the Declaration is amended to provide:

"No Lot shall be subdivided, without the approval of Declarant. Each of such reconfigured Lot shall constitute a separate Lot hereunder and shall be subject to all the terms and provisions of this Declaration."

4. Declarant desires to ratify and reaffirm that the Declaration and all of its provisions shall be and are covenants to run with the Initial Lots and the Platted Lots, and shall be binding upon all parties having or acquiring any right, title or interest in the Initial Lots or the Platted Lots or any part thereof, from time to time, and shall inure to the benefit of each owner thereof.

As amended hereby, the Declaration shall remain in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Declarant has executed and delivered this Amendment as of the date first above written.

**DECLARANT:**

Hidden Acres Farms, L.L.C.,  
a Nebraska limited liability company

By: [Signature]  
Name: Curt Hofer  
Title: Manager

STATE OF NEBRASKA    )  
  )ss.  
COUNTY OF Douglas    )

Before me, a Notary Public qualified for said County and State, personally came Curt Hofer, Manager of Hidden Acres Farms, L.L.C., a Nebraska limited liability company, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed on behalf of said limited liability company.

WITNESS my hand and Notary Seal on this 18<sup>th</sup> day of November 2015.



[Signature]  
Notary Public