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WASHINGTON COUNTY NEBRASKA
Filed for record on February 20, 2018 at 04:02 PM
Instrument No. 2018-00496
(25 Pages)
by Caroleen M. Stodola, Deputy
Karen A. Madsen, Register of Deeds

**Re: LOTS 1 THRU 34
SPRING RIDGE, A SUBDIVISION OF
WASHINGTON COUNTY, NEBRASKA**

Pursuant to Article III, General Provisions, Paragraph 2, the Undersigned being the owners of not less than 75% of the Lots covered by the Declaration of Covenants, Easements and Restrictions for Spring Ridge, a subdivision of Washington County, Nebraska filed August 15, 2006 in the records of Washington County, Nebraska at Book 494, Pages 20-28, hereby amend such covenants as follows:

AMENDED

Declaration of Covenants, Easements and Restrictions for Spring Ridge

ARTICLE I

ADMINISTRATIVE DIVISIONS

- A. **Separate Divisions.** For purposes of administration, Spring Ridge shall be divided into two separate Administrative Divisions, to wit:

Section 1. “North and South Terrace Trail Lanes,” which shall administrate Lots 25 thru 33 inclusive, and the abutting roads.

Section 2. “Spring Ridge Loop and Kenora Way,” which shall administrate Lots 1 through 7, Lots 10-24 inclusive, Lot 34, Outlots A and B, and the abutting roads.

ARTICLE II

Each separate Administrative Division shall be administered as follows:

ORGANIZATION

- A. **Membership**
Each plotted lot shall have one vote. Joint tenants shall be entitled to a fractional vote corresponding to their interest. Outlots A and B will not be allotted a vote.

B. Meeting of Members

Section 1. Meetings. The meetings shall be held biannually on the 2nd _____ of September and March

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by not less than two (2) members of the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all the votes of the fee owners.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by the mailing of the notice of the meeting ten (10) days prior to the meeting. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, 51% of the votes of membership shall constitute a quorum for any action. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote there shall have power to adjourn the meeting from time to time without notice other than announced at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meeting of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

C. Board of Directors; Selection; Term of Office

Section 1. Number. A Board of Directors, the number of which shall be five (5), shall manage the affairs of this Association. The Directors need to be members of the appropriate Administrative Division. The Directors shall have no outstanding Association fees. The Directors shall be elected at the September meeting of Owners and will take office immediately.

Section 2. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the members of the appropriate Administrative Division. In the event of death, resignation or removal of a Director, their successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of their predecessor.

Section 3. Compensation. No Director shall receive compensation for any service they may render to the Association. However, any Director may be reimbursed for their actual expenses incurred in the performance of their duties.

Section 4. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting, which they could take at a meeting, by obtaining the approval by a two-thirds (2/3) majority of the Directors. Any action approved and taken will be formally entered at the next meeting.

D. Meeting of Directors

Section 1. Regular Meeting. Regular meetings of the Board of Directors shall be held immediately following the meeting of the members.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the appropriate Administrative Division, or by any four (4) directors, after not less than three (3) days notice to each Director.

Section 3. Quorum. Three (3) Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

E. Powers and Duties of the Board of Directors

Section 1. **Powers.** The Board of Directors shall have the power to:

- a) Adopt and publish rules and regulations governing the use of the Common Area and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
- b) Suspend the voting rights and all other Association rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the appropriate Administrative Division. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;
- c) Exercise for the appropriate Administrative Division all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration; and
- d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall have unexcused absences from three (3) consecutive regular meetings of the Board of Directors.

Section 2. **Duties.** It shall be the duty of the Board of Directors to:

- a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the fiscal meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;
- b) Supervise all officers, agents, employees of appropriate Administrative Division of this Association, and to see that their duties are properly performed;
- c) As more fully provided in the Declaration to:
 1. Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period,
 2. Send written notice of each assessment to every Owner subject thereto within the first fifteen (15) days of each annual assessment period and monthly thereafter; and
 3. File a lien against any property for which assessments are not paid by the end of the annual assessment period.
- d) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. The Board may make a reasonable charge for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- e) Procure and maintain adequate liability and hazard insurance on property owned by the appropriate Administrative Division;
- f) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- g) Cause the Common Area to be maintained.

F. Officers and Their Duties

Section 1. **Enumeration of Officers.** The officers of each Administrative Division of this Association shall be a President and Vice President, who shall at all times be members of the Board of Directors, a Secretary, a Treasurer and an Assistant Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. **Election of Officers.** The election of officers shall take place at the September meeting of the Directors.

Section 3. **Term.** The members shall elect the officers annually and each shall hold office for one (1) year unless they shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. **Special Appointment.** The Board may elect such other officers as the affairs of the appropriate Administrative Division may require, each of who shall hold office for such period, have such authority, and perform such duties as the Board may from time to time determine.

Section 5. **Resignation and Removal.** The Board may remove any officer from office with or without cause. Any officer may resign at any time giving written notice to the Board, the President or the Secretary.

Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Office. No person shall simultaneously hold more than one of any of the offices except in the case of special offices created pursuant to Section 4 of the Article.

Section 8. Duties. The duties of the officers are as follows:

President: The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board are carried out, and shall have authority to co-sign all checks.

Vice President: The Vice President shall act in the place and stead of the President in the event of absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required by the Board. The Vice President shall also have the authority to co-sign all checks.

Secretary: The Secretary shall record the votes and keep the minutes of all meetings and proceeding of the Board and of the members, serve notice of meeting of the Board and of the members, keep appropriate current records showing the members of the appropriate Administrative Division of Association together with their addresses, and shall perform such other duties as required by the Board. The Secretary is responsible for the quarterly publication of the newsletter. The Secretary shall also have the authority to co-sign all checks.

Treasurer: The Treasurer shall retrieve all bills and payments to the appropriate Administrative Division from the post office box, record all transactions generated from these bills and payments, and turn them over to the Assistant Treasurer to be processed; keep proper books of account; cause an annual audit of the appropriate Administrative Division to be made by a committee of , at minimum, two (2) other members of the appropriate Administrative Division (one director and one member-at-large) at the completion of each fiscal year; oversee to the filing of an annual tax return; and shall prepare an annual budget and a statement of income and expenditures to be presented to the members at the regular biannual meetings and deliver a copy of each to the members.

Assistant Treasurer: The Assistant Treasurer deposits all monies in the appropriate bank account, writes checks and balances the funds of the appropriate Administrative Division. The Assistant Treasurer is also in charge of the vendors (mowing, landscaping, etc.) used by the appropriate Administrative Division. All checks written for an amount exceeding \$1,000 shall have dual signatures.)

G. Committees

Each Administrative Division shall appoint committees as deemed necessary.

H. Books and Records

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation, and the Bylaws of the Association shall be available for inspection by any member through the Board of Directors, where copies may be purchased at a reasonable cost.

I. Assessments

Each member is obligated to pay to the appropriate Administrative Division annual and special assessments, which are secured by a continuing lien upon the property against which assessment is made. Any assessments, which are not paid when due, shall be delinquent. If the assessment is not paid by July 1 of the year in which it is due, a late fee of \$25 will be charged. If, thereafter, the assessment remains unpaid by August 1 of the year in which it is due, interest will then accrue on any unpaid balances at a rate of 14% per annum commencing from the original due date. Said late fees and interest shall hereinafter become part of the dues and assessments as defined in the Declaration. The Association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

J. Amendments

These Bylaws may be amended, as to the separate Administrative Divisions, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

K. Miscellaneous

The fiscal year of the appropriate Administrative Division shall begin on the first (1st) day of January and end on the thirty-first (31st) of December of every year.

Article III

RESTRICTION AND COVENANTS

Section 1. The Lots shall be used for residential purposes only. Farming of any nature shall not be permitted. Household pets may be kept and maintained on the premises for use, benefit and pleasure of the owner of a Lot and his or her guests provided they are not kept, bred or maintained for any commercial purpose. No swine, horses, goats, poultry, or split-hoofed animal shall be kept or maintained on any of the Lots, except two horses may be kept in an enclosed, sanitary area on "North and South Terrace Trail Lanes" Administrative Division.

Section 2. Improvements. No residence, building, fence, wall, driveway, patio enclosure, swimming pool, dog house, tree house, pool house, antenna, satellite receiving stations, dishes or discs, flag poles, solar heating or cooling devices, tool or storage shed, or other external improvement, including landscaping, above or below the ground (hereinafter referred to as any "Improvement") shall be constructed, erected, placed or permitted to remain on any Lot, nor shall any grading or excavation for any Improvement be commenced, except Improvements which have been approved by the appropriate Administrative Division.

- a) A Lot owner desiring to erect an Improvement on such Lot shall submit construction plans to the appropriate Administrative Division. Such plans shall include the following: a site plan showing the location of the proposed Improvement; at least four (4) exterior elevations indicating flues or chimneys, type and extent of siding, roofing, other faces and/or veneer material; a floor plan; a foundation plan; a plot plan; a drainage plan; and the location of any septic system. Concurrent with the submission of plans, the Lot owner shall notify the appropriate Administrative Division of the Lot owner's mailing address. Plans submitted to the appropriate Administrative Division will not be returned to the Lot owner.
- b) The decision to approve or disapprove a proposed Improvement shall be exercised by the appropriate Administrative Division board of directors. The decision of the Administrative Division shall be absolute.
- c) Written notice of any approval or disapproval of a proposed Improvement shall be mailed to the Lot owner at the address specified by such Lot owner upon submission of the plans. If written notice is not mailed within thirty (30) days after submission of the plans, the proposed Improvement shall be deemed approved by the appropriate Administrative Division.
- d) No Lot owner, or combination of Lot owners, or other person or persons shall have any right to any action against the appropriate Administrative Division, or to control, direct or influence the acts of the appropriate Administrative Division with respect to the approval or disapproval of any proposed Improvement. No responsibility, liability or obligation shall be assumed by or imposed upon the appropriate Administrative Division by virtue of the authority granted to in this Section 2, or as a result of any act or failure to act by the appropriate Administrative Division with respect to any proposed Improvement.

Section 3. No Lot shall be subdivided.

Section 4. All residences shall be constructed with a built-in, back facing or side facing garage, for a minimum of two (2) automobiles. Detached garages will be allowed only upon the prior written approval of the appropriate Administrative Division. Front elevation of all concrete or cement block foundation, if exposed, must be faced with brick or stone. Front elevation must include a minimum of 3,000 brick or equivalent of stone, stucco or dryvit. All roofing materials shall be Heritage Shingles or a similar style or brand of shingles approved in writing by the appropriate Administrative Division. Roofs must have a minimum of a 6/12 pitch.

Section 5. Unless otherwise approved in writing by the appropriate Administrative Division, no building shall be created, altered, placed or permitted to remain on any Lot other than one detached single family dwelling not to exceed two stories in height, having a garage for not less than two automobiles, and containing finished living areas, exclusive of porches, breezeways, carports, and garages of at least one thousand seven hundred fifty (1750) square feet on the ground floor of a one story house; two thousand two hundred (2,200) total square feet on the ground floor and second floor of a one and one-half story house; and two thousand four hundred (2,400) total square feet on the ground floor and second floor of a two-story house.

- a) The appropriate Administrative Division shall have the right to define the terms "one story", "one and one-half story", "two-story"; and "multi-level" house. Any house of unusual design not included in the categories herein listed will be considered on an individual basis. Square foot areas are to be computed to the outside surface of enclosed walls.

Section 6. All power and telephone service wires shall be buried underground.

Section 7. No trailer, mobile home, modular home, basement, garage, tent, barn or outbuilding shall be erected on any tract at any time for use as a residence.

Section 8. All accessory buildings shall be enclosed, with sidewalls not exceeding twelve (12) feet in height and a total area of less than two thousand four hundred (2400) square feet. All accessory buildings shall be constructed with the same roofing and siding material as the residential structure, unless otherwise approved in writing by the appropriate Administrative Division. If accessory buildings are to be used for the shelter of animals, they shall not exceed the necessary size of such shelter. All accessory buildings shall be located at least fifty (50) feet behind the residence, as determined by the appropriate Administrative Division.

Section 9. All fences erected and installed on any Lot shall be constructed of wood, approved vinyl, or other material approved by the appropriate Administrative Division. It is the intention of this regulation to prohibit the use for fencing of wire rope, barbed wire, chain or galvanized chain link fence material or other materials not approved by the appropriate Administrative Division.

Section 10. No automobile, boat, camping trailer, van-type campers, auto-drawn trailer of any kind, mobile home, motorcycle, snowmobile or other self-propelled vehicles (collectively, a "Vehicle") shall be stored or parked outside of an enclosed garage for more than thirty (30) days within a calendar year. All assembly, disassembly or general service work on any Vehicle must be done in the garage.

Section 11. No incinerator or trash burner shall be permitted on any Lot. All trash and garbage shall be contained and enclosed in metal or plastic containers. No garbage or trash container or fuel tank shall be permitted to remain outside of a dwelling unless completely screened from view, except for pickup purposes. No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of a dwelling or suitable storage facility, except when in actual use.

Section 12. Construction of any Improvement must be completed within one (1) year after the date of commencement of excavation or construction of the Improvement.

Section 13. Unless otherwise approved in writing by the appropriate Administrative Division, no building or structure shall be erected within fifty (50) feet from the front lot line and all Lots shall have a side yard setback of thirty-five (35) feet and a rear yard setback of fifty (50) feet.

Section 14. No garden shall be grown upon that portion of any Lot nearer to the street than provided for minimum building setback lines, nor fifty (50) feet from adjoining cultivated property; and no trees, shrubs, hedges or other plants shall be maintained or permitted in such proximity to any Lot as will interfere with the use and maintenance of any street or walk or the unobstructed view at intersections sufficient for the safety of pedestrians and vehicles. Each Lot owner shall take whatever steps are necessary to control noxious weeds on such Lot.

Section 15. Each Lot owner shall comply with all county and state health requirements and permits, and observe all rules and regulations of all lawfully constituted authorities in the use and ownership of such Lot.

Section 16. No Objectionable, unlawful or offensive trade or activity shall be carried on upon any Lot nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood or surrounding Lots.

Section 17. No Lot shall be used in whole or in part for the storage of any property or thing that will cause the land to appear in an unclean or untidy condition, or that will be obnoxious to the eye; nor shall any substance or material be kept upon the land that will emit a foul or obnoxious odor, or cause any noise that will or might disturb the peace, quiet, comfort or serenity of the occupants of the neighborhood or surrounding Lots.

Section 18. No dwelling house constructed in another area or prefabricated house may be moved onto or permitted to remain on any Lot or portion thereof. No outside radio or television antennas, or satellite dishes exceeding eighteen (18) inches in diameter, may be erected on any Lot or portions thereof.

Section 19. No advertising signs or billboards shall be placed, constructed, or erected on any Lot except one sign per Lot advertising the Lot as "for Sale" or identifying the builder of a dwelling on such Lot; nor shall business activities of any kind whatsoever be conducted on any Lot. Provided, however, the foregoing shall not apply to the business activities, signs and billboards or the construction and maintenance of buildings, if any, during the construction and sale of the Lots.

Section 20. Each owner of a lot that contains an area for drainage ways shall not place or allow to be placed any obstructions such as trees, dams, fences or improvements of any kind in said drainage way. No existing trees or natural terrains shall be disturbed without the prior written approval of the appropriate Administrative Division.

Section 21. The appropriate Administrative Division shall have the right, should it become necessary, to enter upon any Lot in which a completed residence has not yet been constructed for the purpose of mowing and maintaining any such Lot without being classified as a trespasser; provided, however, that the owner of the Lot shall pay any reasonable expense actually incurred on this account.

HOA
Spring Ridge Loop & Kenora Way
Spring Ridge Development

Nick Kempcke
Lot 2 Nick Kempcke

Amy Kempcke
Amy Kempcke

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Nick Kempcke, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 18th day of December, 2017.



Jane Sheehan
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Amy Kempcke, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 14th day of December, 2017.



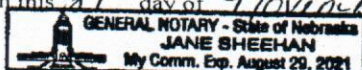
Jane Sheehan
NOTARY PUBLIC

Tom R. Rahlfs
Lot 5 Tom R. Rahlfs

Ann K. Rahlfs
Ann K. Rahlfs

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

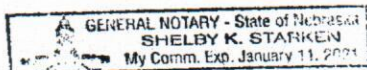
Before me, the undersigned Notary Public, personally appeared Tom R. Rahlfs, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 27th day of November, 2017.



Jane Sheehan
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Ann K. Rahlfs, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 14th day of December, 2017.



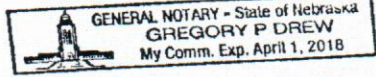
Shelby K. Starcken
NOTARY PUBLIC

Ross M. Tessoroff
Lot 6 Ross M. Tessoroff

Amy A. Tessoroff
Amy A. Tessoroff

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

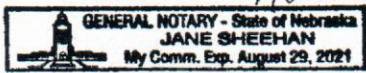
Before me, the undersigned Notary Public, personally appeared Ross M. Tessoroff, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 3rd day of November, 2017.



G P D
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Amy A. Tessoroff, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 30th day of November, 2017.



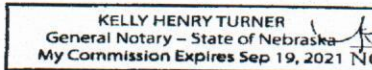
Jane Sheehan
NOTARY PUBLIC

Jason Taullie
Lot 7 Jason Taullie

Brenda Taullie
Brenda Taullie

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Jason Taullie, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 27th day of December, 2017.



Kelly Henry Turner
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Brenda Taullie, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 19th day of December, 2017.



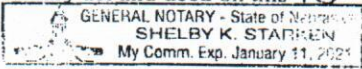
Jane Sheehan
NOTARY PUBLIC

[Signature]
Lots 8 & 9

Janette Nielsen

STATE OF NEBRASKA)
COUNTY OF Washington) :SS:

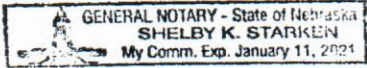
Before me, the undersigned Notary Public, personally appeared Jay G. Nielsen known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 13 day of December, 2017.



[Signature]
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :SS:

Before me, the undersigned Notary Public, personally appeared Janette Nielsen known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 13 day of December, 2017.

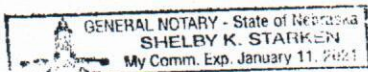


[Signature]
NOTARY PUBLIC

[Signature]
Lot 10

STATE OF NEBRASKA)
COUNTY OF Washington) :SS:

Before me, the undersigned Notary Public, personally appeared Jay G. Nielsen known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 13 day of December, 2017.



[Signature]
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF _____) :SS:

Before me, the undersigned Notary Public, personally appeared _____ known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 20____.

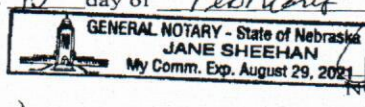
NOTARY PUBLIC

Lot 3 Ryan G. Palmer

Alexandra Palmer
Alexandra Palmer

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

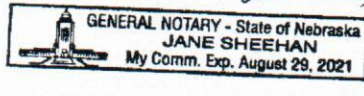
Before me, the undersigned Notary Public, personally appeared Ryan G. Palmer, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 15th day of February, 2018.



Jane Sheehan
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Alexandra Palmer, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 15th day of February, 2018.



Jane Sheehan
NOTARY PUBLIC

Lot 10

STATE OF NEBRASKA)
COUNTY OF _____) :ss:

Before me, the undersigned Notary Public, personally appeared _____, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 20____.

NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF _____) :ss:

Before me, the undersigned Notary Public, personally appeared _____, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 20____.

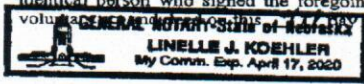
NOTARY PUBLIC

[Signature]
Lot 11 Kent Kenealy

[Signature]
Zoe Kenealy

STATE OF NEBRASKA)
COUNTY OF Douglas) :ss:

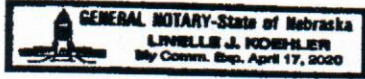
Before me, the undersigned Notary Public, personally appeared Kent Kenealy, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this December day of December, 2017.



[Signature]
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Douglas) :ss:

Before me, the undersigned Notary Public, personally appeared Zoe Kenealy, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 1 day of December, 2017.



[Signature]
NOTARY PUBLIC

Lot 12

STATE OF NEBRASKA)
COUNTY OF _____) :ss:

Before me, the undersigned Notary Public, personally appeared _____ known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 20__.

NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF _____) :ss:

Before me, the undersigned Notary Public, personally appeared _____ known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 201__.

NOTARY PUBLIC

Lot 11 Kent Kenealy

Zoe Kenealy

STATE OF NEBRASKA)
) :ss:
COUNTY OF _____)

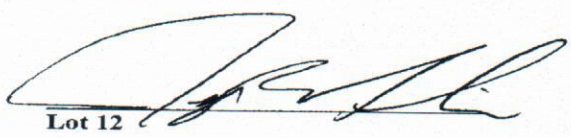
Before me, the undersigned Notary Public, personally appeared Kent Kenealy, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 2017.

NOTARY PUBLIC

STATE OF NEBRASKA)
) :ss:
COUNTY OF _____)

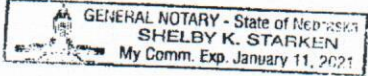
Before me, the undersigned Notary Public, personally appeared Zoe Kenealy, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 2017.

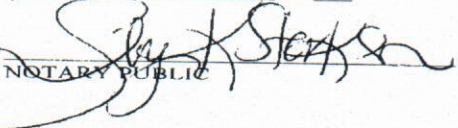
NOTARY PUBLIC


Lot 12

STATE OF NEBRASKA)
) :ss:
COUNTY OF Washington)

Before me, the undersigned Notary Public, personally appeared Jay G. Nielsen, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 13 day of December, 2017.




NOTARY PUBLIC

STATE OF NEBRASKA)
) :ss:
COUNTY OF _____)

Before me, the undersigned Notary Public, personally appeared _____, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 201 .

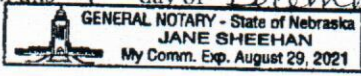
NOTARY PUBLIC

Lot-13 Jay N. Schrad

Angela M. Schrad
Angela M. Schrad

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

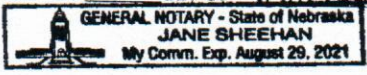
Before me, the undersigned Notary Public, personally appeared Jay N. Schrad, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 4th day of December, 2017.



Jane Sheehan
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Angela M. Schrad, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 4th day of December, 2017.



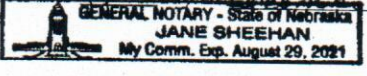
Jane Sheehan
NOTARY PUBLIC

Timothy J. McManigal
Lot 14 Timothy J. McManigal

Tamera S. McManigal
Tamera S. McManigal

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

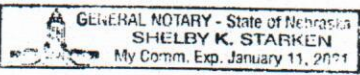
Before me, the undersigned Notary Public, personally appeared Timothy J. McManigal, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 5th day of December, 2017.



Jane Sheehan
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Tamera S McManigal, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution of the same to be their voluntary act and deed on this 5th day of December, 2017.



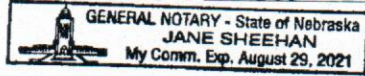
Shelby K. Starken
NOTARY PUBLIC

Ryan McCabe
Lot 15 Ryan M. McCabe

Dana M. McCabe
Dana M. McCabe

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

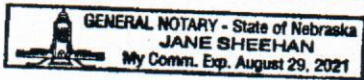
Before me, the undersigned Notary Public, personally appeared Ryan M. McCabe, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 5th day of December, 2017.



Jane Sheehan
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Dana M. McCabe, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 6th day of December, 2017.



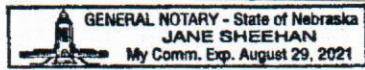
Jane Sheehan
NOTARY PUBLIC

Jeremy W. Korell
Lot 16 Jeremy W. Korell

Heidi L. Korell
Heidi L. Korell

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

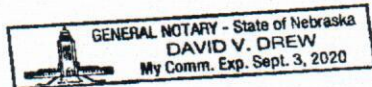
Before me, the undersigned Notary Public, personally appeared Jeremy W. Korell, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 21st day of December, 2017.



Jane Sheehan
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Heidi L. Korell, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 27 day of December, 2017.



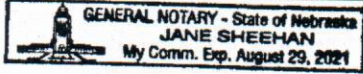
David V. Drew
NOTARY PUBLIC

Jeffrey J. Blum
Lot 77 Jeffrey J. Blum

Nancy A. Blum
Nancy A. Blum

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Jeffrey J. Blum, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 1st day of December, 2017.



Jane Sheehan
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Nancy A. Blum, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 1st day of December, 2017.

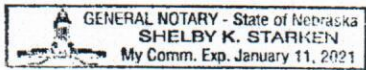


Jane Sheehan
NOTARY PUBLIC

[Signature]
Lot 18

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Jay S. Nielsen, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 13th day of December, 2017.



Shelby K. Starcken
NOTARY PUBLIC

Before me, the undersigned Notary Public, personally appeared _____, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 20__.

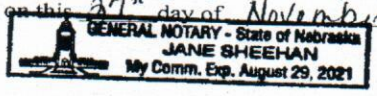
NOTARY PUBLIC

Jay G. Stewart
Lot 19 Jay G. Stewart

Joni L. Stewart
Joni L. Stewart

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

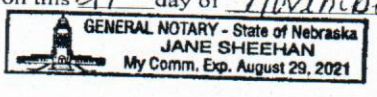
Before me, the undersigned Notary Public, personally appeared Jay G. Stewart, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 27th day of November, 2017.



Jane Sheehan
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Joni L. Stewart, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 27th day of November, 2017.

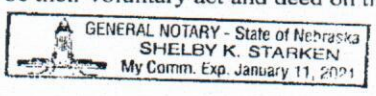


Jane Sheehan
NOTARY PUBLIC

[Signature]
Lot 20

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Jay S. Nielsen, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 13 day of December, 2017.



[Signature]
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF _____) :ss:

Before me, the undersigned Notary Public, personally appeared _____, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 20____.

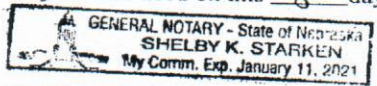
NOTARY PUBLIC

[Signature]
Lot 21 Jay G. Nielsen

[Signature]
Janette C. Nielsen

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

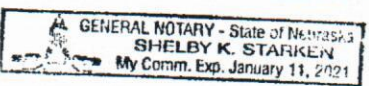
Before me, the undersigned Notary Public, personally appeared Jay G. Nielsen, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 8th day of December, 2017.



[Signature]
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Janette C. Nielsen, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 8th day of December, 2017.



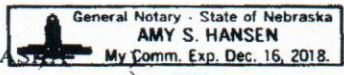
[Signature]
NOTARY PUBLIC

[Signature]
Lot 22 Benjamin D. Ellenberger

[Signature]
Marcie M. Ellenberger

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

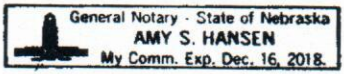
Before me, the undersigned Notary Public, personally appeared Benjamin D. Ellenberger, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 4th day of December, 2017.



[Signature]
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Marcie M. Ellenberger, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 4th day of December, 2017.



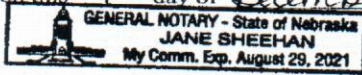
[Signature]
NOTARY PUBLIC

Bryan J. Hansen
Lot 23 Bryan J. Hansen

Amy S. Hansen
Amy S. Hansen

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Bryan J. Hansen, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 4th day of December, 2017.



Jane Sheehan
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Amy S. Hansen, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 4th day of December, 2017.

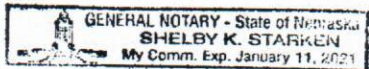


Jane Sheehan
NOTARY PUBLIC

Alan P. Schmidt TRUSTEE
Lot 24 Alan P. Schmidt, as
Trustee of the Alan P. Schmidt Living Trust

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Alan P. Schmidt, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 15th day of January, 2017.



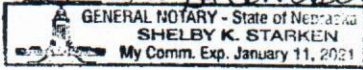
Shelby K. Starker
NOTARY PUBLIC

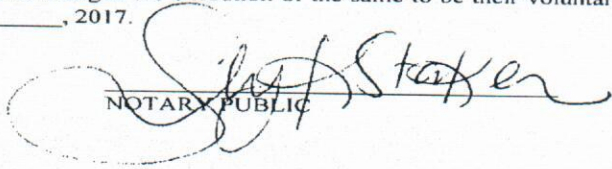
**HOA
North and South Terrace Trail Lanes
Spring Ridge Development**

Lot 25 
Jay S. Nielsen

STATE OF NEBRASKA)
COUNTY OF Washington) :SS:

Before me, the undersigned Notary Public, personally appeared Jay S. Nielsen, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 13 day of December, 2017.



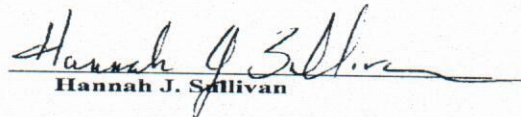

NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF _____) :SS:

Before me, the undersigned Notary Public, personally appeared _____, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 2017.

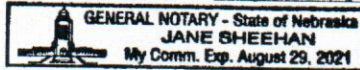
NOTARY PUBLIC

Lot 26 
Patrick J. Sullivan


Hannah J. Sullivan

STATE OF NEBRASKA)
COUNTY OF Washington) :SS:

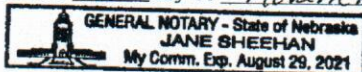
Before me, the undersigned Notary Public, personally appeared Patrick J. Sullivan, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 27th day of November, 2017.




NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :SS:

Before me, the undersigned Notary Public, personally appeared Hannah J. Sullivan, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 27th day of November, 2017.



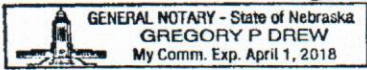

NOTARY PUBLIC

Gary W. Bates
Lots 27 & 28 Gary W. Bates

Karen K. Bates
Karen K. Bates

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

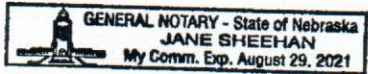
Before me, the undersigned Notary Public, personally appeared Gary W. Bates, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 28 day of December, 2017.



G. P. Drew
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Karen K. Bates, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 13th day of February, 2018.



Jane Sheehan
NOTARY PUBLIC

Lot 29 Christopher M Stratman

Katie Stratman
Katie Stratman

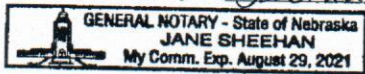
STATE OF NEBRASKA)
COUNTY OF _____) :ss:

Before me, the undersigned Notary Public, personally appeared Christopher m. Stratman, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 2017.

NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF _____) :ss:

Before me, the undersigned Notary Public, personally appeared Katie Stratman, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 12th day of February, 2018.



Jane Sheehan
NOTARY PUBLIC

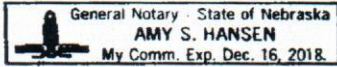


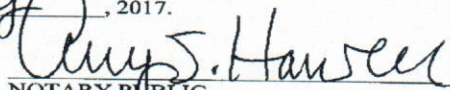
Lot 29 Christopher M Stratman

Katie Stratman

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Christopher m. Stratman, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 9 day of February, 2017.




NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF _____) :ss:

Before me, the undersigned Notary Public, personally appeared Katie Stratman, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this _____ day of _____, 2017.

NOTARY PUBLIC

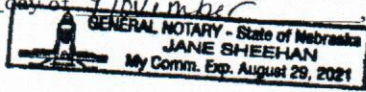
2018 - 00496

Lot 30 Rex Babbit

Sarah Babbit
Sarah Babbit

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

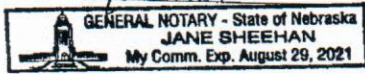
Before me, the undersigned Notary Public, personally appeared Rex Babbit, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 30th day of November, 2017.



Jane Sheehan
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Sarah Babbit, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 30th day of November, 2017.



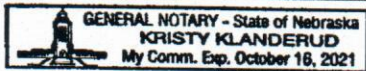
Jane Sheehan
NOTARY PUBLIC

Michael W. Pinguoch
Lot 31 Michael W. Pinguoch

Susan K. Pinguoch
Susan K. Pinguoch

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Michael W. Pinguoch, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 14th day of December, 2017.



Kristy Klanderud
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :ss:

Before me, the undersigned Notary Public, personally appeared Susan K. Pinguoch, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 14th day of December, 2017.



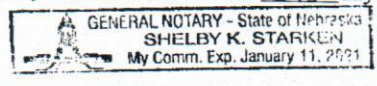
Kristy Klanderud
NOTARY PUBLIC

Aaron K. Kelberlau
Lot 32 Aaron K. Kelberlau

Heather S. Kelberlau
Heather S. Kelberlau

STATE OF NEBRASKA)
COUNTY OF Washington) :SS:

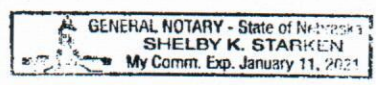
Before me, the undersigned Notary Public, personally appeared Aaron K. Kelberlau, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 28 day of November, 2017.



[Signature]
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :SS:

Before me, the undersigned Notary Public, personally appeared Heather S. Kelberlau, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 28 day of November, 2017.



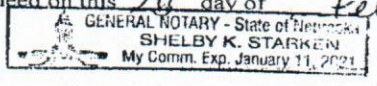
[Signature]
NOTARY PUBLIC

Amy J. Fenton
Lot 33

[Signature]

STATE OF NEBRASKA)
COUNTY OF Washington) :SS:

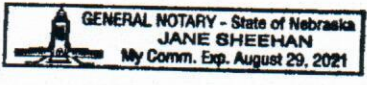
Before me, the undersigned Notary Public, personally appeared Amy Fenton, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 20th day of February, 2018.



[Signature]
NOTARY PUBLIC

STATE OF NEBRASKA)
COUNTY OF Washington) :SS:

Before me, the undersigned Notary Public, personally appeared John Fenton, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed on this 18th day of December, 2017.



Jane Sheehan
NOTARY PUBLIC