

WHEN RECORDED MAIL TO:

Betts Real Estate
Attention: Kathy Betts
11773 Highway 6 Suite 10
Gretna, NE 68028

**AMENDMENT TO AMENDED DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR TOMLINSON WOODS
LOTS 1 THROUGH 91**

The Amended Declaration of Covenants, Conditions, Restrictions and Easements for Tomlinson Woods Lots 1 through 91, originally dated January 15, 1980 and recorded on December 11, 1996 in the Miscellaneous Records Book 1195 Pages 491-516 of the Douglas County Recorder, is amended as follows:

1. Article III, Section 2 is hereby amended by deleting the phrase “his tenants,” from such Section;
2. Article VIII, Section 1(l) is hereby amended by deleting the phrases “or for-rent” and “or the rental of the Living Unit” from such Section; and
3. Article VIII, Section 1 is hereby amended by adding a new subsection “u” to the to the end of Section 1 that reads as follows:

(u) After November 1, 2024, no Living Unit, nor any portion of a Lot shall be leased, rented or subleased for any period of time to a person who is not an Owner. Existing leases and tenancies in effect on June 1, 2024 with unexpired terms shall be allowed to continue for a duration, the shorter of, either the remaining term of the lease or through October 31, 2025.
4. Article XI, Section 1 is hereby amended by deleting the phrase “for a term of thirty (30) years from the date of this declaration” and replacing it with the phrase “until December 11, 2054”.

This Amendment to the Amended Declaration of Covenants, Conditions, Restrictions and Easements for Tomlinson Woods Lots 1 through 91, was duly approved by the Owners of Lots of Tomlinson Woods, representing more than two-thirds (2/3rds) of the Owners of Lots of Tomlinson Woods, at a Special Meeting held for the purpose of considering and voting on the same on October 29, 2024.

Effective this 1st day of November, 2024

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[SIGNATURE PAGES TO FOLLOW]**

