



MISC Inst. # 2018028534, Pg: 1 of 3
Rec Date: 04/17/2018 13:51:45.587
Fee Received: \$22.00 By: MB
NE Doc Stamp Tax Fee:
Douglas County, NE, Assessor
Register of Deeds DIANE L. BATTIATO

**AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF**

**WEDGEWOOD TOWN HOMES ADDITION,
WEDGEWOOD PHASE III,
WEDGEWOOD PHASE III REPLAT,
WEDGEWOOD PHASE III REPLAT 2,
WEDGEWOOD PHASE IV,
LOT 1, BRANDON PARK ADDITION, AND
LOT 1 AND OUT LOT 2, WEDGEWOOD TOWN HOMES REPLAT I**

Additions to the City of Omaha, Douglas County, Nebraska, as surveyed,
platted and recorded.

This Amended and Restated Declaration of Covenants, Conditions and Restrictions (this "Declaration") is made and executed this 17 day of April, 2018 by the Wedgewood Owner's Association, Inc., a Nebraska Non-Profit Corporation. This Declaration supersedes and replaces Paragraph 9.2 of Article 9 of the Amended and Restated Declarations of Covenants, Conditions and Restrictions for the Property, dated May 21, 2017 and recorded August 1, 2017 as Instrument No. 2017060106 in the Office of the Register of Deeds of Douglas County, Nebraska.

RETURN:

Donald Johnson
934 S. 119th Plaza
Omaha, NE 68154

Paragraph 9.2 of Article 9 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions made and executed May 21, 2017 by the Wedgewood Owners' Association Inc. is hereby revised as follows:

“The cost of insurance premiums shall be considered the nature of a special assessment, as hereinbefore provided, and the Association shall monthly assess against each Lot the premium attributable to coverage procured on said Lot under Section 9.1 of this Article by the Association”. In the event insurance premiums or other insurance costs increase due to an Owner's specific use of their Lot (including but not limited to water usage) the Association shall have discretion to specially assess such increase in premiums or other costs solely on such Owner's Lot.

This revision affects the following described property in Douglas County, Nebraska, to-wit:

Lots 1 through 43 and 45 through 49 and Outlots 1 through 8, Wedgewood Town Homes Addition, an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

Lots 50 through 52, 67-69 and Outlots 10, 11 and 12, Wedgewood Phase III an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

Lot 1, Wedgewood Phase III Replat 2, an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

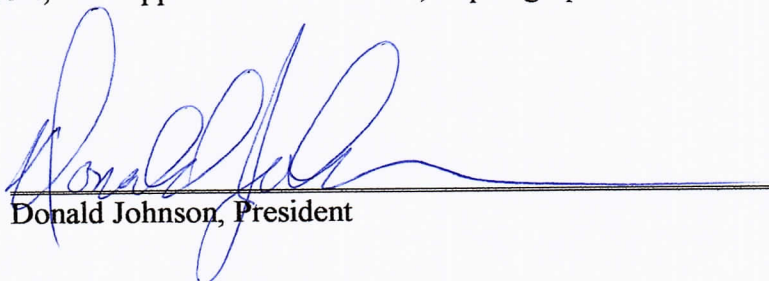
Lots 70 through 81, Wedgewood Phase III Replat, an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

Lots 1 through 5, Wedgewood Phase IV, an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

Lot 1, Brandon Park Addition, an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

Lot 1 and Outlot 2, Wedgewood Town Homes Replat 1, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

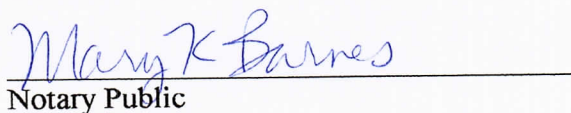
IN WITNESS WHEREOF, I, being the President of the Board of Directors of Wedgewood Owner's Association, with their consent, have approved this revision, to paragraph 9.2 of Article 9 of the Covenants.


Donald Johnson, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLS)

The foregoing signature ^{*is} of the current President of the Board of Directors of the April Wedgewood Owners' Association was acknowledged before me this 17th day of ~~March~~, 2018.

* Donald D Johnson


Notary Public

My Commission expires: May 4, 2021

