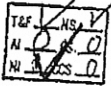


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BOOK 221 PAGE
Deeds 690
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Fee \$58.50
Will call-TRI-County
Title & Escrow Co.

Diane Kapala

REGISTER OF DEEDS
PLATTE COUNTY, NE

690

**THE ESTATES AT LAKE OCONEE AMENDMENT TO
RESTRICTIVE COVENANTS AND CONDITIONS**

This Amendment to Restrictive Covenants and Conditions is made as of this 8th day of April, 2008 by the members of Lake Oconee Association, a Nebraska Non-Profit Corporation.

RECITALS:

1. There has heretofore been recorded Restrictive Covenants and Conditions for the Estates at Lake Oconee, said Covenants and Conditions being recorded in Book 92 of Miscellaneous Records, Page 973 thereof, at the Register of Deeds of Platte County, Nebraska, with respect to the real estate legally described as follows:

NE $\frac{1}{4}$ of Section 13, Township 17 North, Range 2 West and the NW $\frac{1}{4}$ of Section 18, Township 17 North, Range 1 West of the 6th P.M., Platte County Nebraska,

2. Pursuant to Article III, Paragraph 9 of said Covenants and Conditions, the members of Lake Oconee Association have the right to amend the Covenants and Conditions by an instrument signed by at least 70 percent of the members of said Association.
3. On April 8th, 2008, at a duly called annual meeting of the Oconee Lake Association, the Board of Directors submitted the following proposed amendments for the consideration by the members of the Association:

- A. That Article I, Paragraph 15 be amended to provided as follows:

15. "Member" shall mean an owner of a lot located within The Estates at Lake Oconee except that if a lot is owned by more than one person or entity not related by marriage, the owners shall upon application for transfer of ownership made to the association, designate one person or married persons who shall be the Association Member.

- B. That Article II, Paragraph 17 be amended to provide as follows:

17. "Oconee Lake Usage".

a. The design and materials of all boat docks must be approved by the Architectural Committee. One dock per lot may be constructed parallel with the shore line. The design, materials and construction of all docks shall be approved by the Architectural Committee. No boat houses shall be built on the lake shore.

b. Pumping from the lake is prohibited.

c. Disposal of water from a heat and cooling system or any other mechanical devise into the lake is prohibited.

d. Use of the lake and its common property is restricted to Association Members, their immediate family and guests of

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members. Association Members consist of one person or married persons for each lot at The Estates at Lake Oconee. Immediate family consists of the Association Member, his or her spouse and their children or step children. A member must be present during use of the lake by a guest.

C. That Article III, Paragraph 3 be amended to provide as follows:

3. Transfer of Voting Membership. Upon the purchase of a lot within The Estates at Lake Oconee, Declarant or its successors and assigns shall transfer one membership vote in the Association to said purchaser. The membership vote shall run with the land and shall be transferred to any new owner after application for transfer of ownership and payment of a transfer fee in an amount to be determined by the governing board of The Lake Oconee Association and after said new owner attends an orientation session regarding the covenants, lake rules and regulations, and architectural requirements. **No lot at The Estates at Lake Oconee shall be transferred until said transfer fee has been paid, orientation session has been completed, and said transfer has been approved by the board of directors of Lake Oconee Association, Inc.**

105/706 = 74

IN WITNESS WHEREOF, the following members have signed this instrument on the date set opposite each member's signature, indicating each such member's approval of the foregoing amendments:

LOT NUMBER(S)	DATE	MEMBER SIGNATURES
18	4-8-08	[Signature] Ben B. Bedden
19	4-8-08	[Signature]
25	4-08-08	[Signature] John T. Hall
1	4-8-08	[Signature] Anita [unclear]
23	4-8-08	[Signature] M. King
17	4-8-08	[Signature] Cheryl Hall
47	4-8-08	[Signature] Penny Aspegren
9	4-8-08	[Signature] Kay Weir
12	4-8-08	[Signature] Ben Eselher
26	4-8-08	[Signature] Ben Smith
73	4-8-08	[Signature] [unclear]
75	4-8-08	[Signature]

27	4-8-08	<i>Malcolm</i>	<i>Indy J. Dumade</i>
13	4/8/08	<i>Russ Dean</i>	<i>Louis S. Wier 12-28-88</i>
14	4-8-08	Nancy Munson	Michael J. Munson
42	4-8-08	Nancy Munson	Michael J. Munson
103	4-8-08	Michelle Ernst	<i>John Ernst</i>
19 108	4-13-08	Stan W. Bryan	Marilyn Bryan
6	6-9-2008	Michael J. Munson	Nancy Munson
105	6-9-2008	Siguna Farms, Ltd	by Michael J. Munson
51-73, 76-90, 92-102, 104	6-9-2008	Siguna Development	by Michael J. Munson
21	6/9/2008	<i>John Q. Felt</i>	
7	6-17-2008	Wm. Gantrell	Bruce Gantrell
20	12-28-2008	Michelle	<i>Staff</i>
37	12-28-2008	M. Biermann	Sandi Biermann
34	2-14-2009	Hunter 2 Park	Peggy Parker
29	3-15-2009	Cheryl	Shannon
09	3-15-2009	Jan	Doore
36	3-22-09	Janet	Today
30	3-22-09	Wayne	Pa. Mosfield
48	3-26-09	Robert	Adair

Thomas Jackson, President of Lake Oconee Association, a Nebraska Non-Profit Corporation, has verified that the persons having signed this instrument are in fact members of Lake Oconee Association and said signatures represent more than 70% of the members of said Association. The foregoing amendments have therefore been adopted by Lake Oconee Association and are hereby incorporated into the Restrictive Covenants and Conditions for the Estates at Lake Oconee and these amendments shall be filed with the Platte County Register of Deeds.

LAKE OCONEE ASSOCIATION, INC.
A Nebraska Non-Profit Corporation

Thomas Jackson

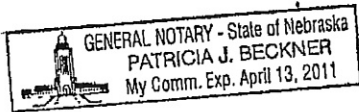
Thomas Jackson, President

STATE OF NEBRASKA)
)ss:
COUNTY OF PLATTE)

The foregoing instrument was acknowledged before me on April 13, 2009
by Thomas Jackson, President of Lake Oconee Association, Inc.

Patricia J. Beckner

Notary Public



- Please Index to:
All Lots located in:
The Estates at Lake Oconee
The Estates at Lake Oconee Second Subdivision
The Estates at Lake Oconee Third Subdivision
The Estates at Lake Oconee Fourth Subdivision
The Estates at Lake Oconee Fifth Subdivision
The Estates at Lake Oconee Sixth Subdivision