



Return filed document to:
4T Development, LLC
Attn: Marion Pillard
7507 Firth Road
Firth, NE 68358

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
JENSEN VIEW ESTATES ADDITION**

WHEREAS, the undersigned, is the Declarant under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Jensen View Estates Addition, dated Nov 15, 2023, and which was filed of record with the Lancaster County, Nebraska Assessor/Register of Deeds office on November 15, 2023, as Instrument No. 2023034157 (the "Declaration"), against certain real estate located in Jensen View Estates Addition, City of Lincoln Lancaster County, Nebraska, as legally described on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, the undersigned Declarant does hereby, pursuant to Declarant's authority provided in Article V, Section 5.3 of the Declaration, amend the Declaration as follows:

A. Article IV, Section 4.7 **Required Square Footage** is hereby deleted in its entirety and replaced with the following provisions to remove any reference to split-entry or split-level residences which hereby shall not be allowed:

4.7 Required Square Footage. No residence shall be constructed on any Lot unless such residence has a minimum floor area, exclusive of terraces, patios, porches, car ports, garages, basements, walkout basements, daylight basements, and lower levels, whether finished or not, of:

Zone 1 Properties (See Exhibit "B" for general location):

- i. 1,650 square feet in the case of a one-story ranch style residence; or
- ii. 1,400 square feet main level and 600 square feet up in the case of a one and one-half story residence; or,
- iii. 2,200 square feet in the case of a full two-story multilevel single-family residence.

Zone 2 Properties (See Exhibit "B" for general location):

- iv. 1,400 square feet in the case of a one-story ranch style residence; or
- v. 1,200 square feet main level and 400 square feet up in the case of a one and one-half story residence; or,
- vi. 1,850 square feet in the case of a full two-story multilevel single-family residence.

Zone 3 Properties (See Exhibit "B" for general location):

- i. 1,200 square feet

Zone 4 Properties (See Exhibit "B" for general location):

- i. Office and/or Multi-family. Minimum square footage is not applicable to Zone 4 Properties. Zone 4 Properties will be reviewed by the Declarant for approval.

B. All other terms and conditions of the Declaration, except as amended herein, remain in full force and effect. In the event of a conflict between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control. Capitalized terms used herein and not defined herein have the same meaning as in the Declaration.

C. This Amendment shall be filed of record with the Lancaster County Assessor/Register of Deeds against the Property with is legally described on Exhibit "A" attached hereo and incorporated herein by this reference.

[The Remainder of This Page Intentionally Left Blank; Signature Page Follows.]

Executed this 10th day of January, 2024.

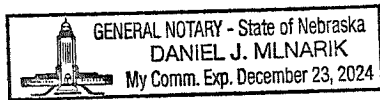
DECLARANT:
4T DEVELOPMENT, LLC,
a Nebraska limited liability company




Marion Pillard, Manager

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 10th day of January, 2024 by Marion Pillard, Manager of 4T Development, LLC, a Nebraska limited liability company, on behalf of the company.





Notary Public

Exhibit "A"

LEGAL DESCRIPTIONS OF PROPERTY

1
JENSEN

- Lot One (1), Block One (1), inclusive;
- Lots One through Thirteen (1-13), Block Two (2) inclusive;
- Lots One through Six (1-6), Block Three (3) inclusive;
- Lot One (1), Block Four (4) inclusive;
- Lots One through Twelve (1-12), Block Five (5) inclusive;
- Lots One through Six (1-6), Block Six (6) inclusive;
- Lot One (1), Block Seven (7) inclusive;
- Outlots A, B, and C inclusive;

all located in Jensen View Estates Addition, City of Lincoln, Lancaster County, Nebraska