

**EXHIBIT A**

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LOTS 1 THROUGH 49 INCLUSIVE PACIFIC MEADOWS 3RD ADDITION**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (the "First Amendment") is made on the date hereinafter set forth by the owners of not less than ninety percent (90%) of the lots covered by the Declaration (hereinafter referred to as "Owners").

**RECITALS**

**WHEREAS**, the Declaration of Covenants, Conditions, and Restrictions of Pacific Meadows, 3rd Addition was recorded in the office of the Register of Deeds of Douglas County, Nebraska, on or about July 7, 1992 (the "Original Declaration"); and

**WHEREAS**, the Original Declaration encumbers Lots 1 through 49, inclusive of Pacific Meadows 3rd Addition (the "Subdivision"); and

**WHEREAS**, pursuant to the terms of the Original Declaration, the Original Declaration may be amended by an instrument signed by the owners of not less than ninety percent (90%) of the lots in the Subdivision; and

**WHEREAS**, the owners of not less than ninety percent (90%) of the lots in the Subdivision have agreed to amend the Original Declaration upon the terms and conditions stated herein.

**NOW, THEREFORE**, for good and valuable consideration, the Owners hereby declare as follows:

1. All capitalized terms not defined herein shall be defined and have the meanings set forth in the Original Declaration.
2. Article III, Section I. of the Original Declaration provides as follows:  

"No primary flat or mansard roof shall be permitted on any dwelling. All dwellings shall be roofed with wood shakes or wood shingles."
3. Article III, Section I. of the Original Declaration is hereby amended by adding "or shingles that are composed of alternate materials which have the same look and appearance as wood shake or wood shingles" at the end, so that Section I. shall read as follows:  

"No primary flat or mansard roof shall be permitted on any dwelling. All dwellings shall be roofed with wood shakes or wood shingles or shingles that are composed of alternate materials which have the same look and appearance as wood shake or wood shingles."

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LOTS 1 THROUGH 49 INCLUSIVE, PACIFIC MEADOWS 3RD ADDITION**

4. Article III, Section G. of the Original Declaration provides as follows:

G. No fences may be built forward of the rear wall of the house and, under no circumstances, closer to any adjoining street than the property line, in those instances where the house has more than one rear wall, the Architectural Control Committee shall determine in its discretion which rear wall shall be applicable. Fences shall be constructed only of wood, decorative iron, brick or stone and are subject to the approval of the Architectural Control committee referred to above. Wire or chain-link fence shall not be permitted. Temporary or permanent barbed wire, electrified, and/or snow fences are strictly prohibited.

5. Article III, Section G. of the Original Declaration is hereby amended by inserting the “decorative/ornamental vinyl” following the phrase “wood, decorative iron,” in the third sentence, so that Section G shall read as follows:

G. No fences may be built forward of the rear wall of the house and, under no circumstances, closer to any adjoining street than the property line, in those instances where the house has more than one rear wall, the Architectural Control Committee shall determine in its discretion which rear wall shall be applicable. Fences shall be constructed only of wood, decorative iron, decorative/ornamental vinyl, brick or stone and are subject to the approval of the Architectural Control committee referred to above. Wire or chain-link fence shall not be permitted. Temporary or permanent barbed wire, electrified, and/or snow fences are strictly prohibited.

6. Article VI, Section B. of the Original Declaration provides as follows:

B. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty-five (25) years from the date this Declaration is recorded. This Declaration may be amended by the Declarant, or any person, firm, corporation, partnership, or entity designated in writing by the Declarant, in any manner it shall determine in its full and absolute discretion for a period of five (5) years from the date hereof. Thereafter this Declaration may be amended by an instrument signed by the Owners of not less than ninety percent (90%) of the lots in the Properties.

7. Article VI, Section B. of the Original Declaration is hereby amended by inserting “fifty (50) years” in the first sentence in place of “twenty-five (25) years”, so that Section B. shall read as follows:

B. The covenants and restrictions of this Declaration shall run with and bind the land for a term of fifty (50) years from the date this Declaration is recorded. This Declaration may be amended by the Declarant, or any person, firm, corporation, partnership, or entity designated in writing by the Declarant, in any manner it shall determine in its full and absolute discretion for a period of five (5) years from the date hereof. Thereafter this Declaration may be amended by an instrument signed by the Owners of not less than ninety percent (90%) of the lots in the Properties.

8. Except as specifically amended herein, the Original Declaration shall remain in full force and effect as originally executed. The covenants and restrictions of this First Amended Declaration shall run with and bind the land described herein and shall have the same legal effect as the Original Declaration.

**SIGNATURES PAGES ATTACHED**