



After recording to:

Seacrest & Kalkowski, PC, LLO
1128 Lincoln Mall, Ste. 105
Lincoln, NE 68508

**THIRD AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR
GRANDALE VILLAS**

The undersigned, constituting the “Declarant” under the Declaration of Covenants, Conditions, Restrictions and Easements for Grandale Villas dated March 7, 2019, and filed of record with the Lancaster County, Nebraska Register of Deeds as Instrument No. 2019007555, as amended by the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Grandale Villas dated July 15, 2020, and filed of record with the Lancaster County, Nebraska Register of Deeds as Instrument No. 2020035366, and the Second Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Grandale Villas dated September 2, 2021, and filed of record with the Lancaster County, Nebraska Register of Deeds as Instrument No. 2021053444 (collectively the “Declaration”), does hereby amend the Declaration as follows:

A. Paragraph 8 of **Article III** is hereby amended and restated as follows:

8. Fences. Fencing shall be allowed only in the rear yard within lot lines and shall meet the following specifications: (i) TruView Landmark style, four (4) feet tall, residential grade, black finish color, manufactured by Betafence; (ii) a brick wall divider, three (3) feet tall, constructed of same brick or stone used on the residence; or (iii) landscape vegetation/screen, three (3) feet tall, provided said landscaping must be approved as part of the landscape plan in accordance with Paragraph 2(b). In addition, screening utilizing up to three (3) black HIDEAWAY brand ornamental private panels from the preapproved DASH or MODERNA designs shall be allowed on the back patio of each residence.

B. This Third Amendment shall be recorded against the Property identified in the Declaration which is legally described on Exhibit “A” attached hereto.

C. 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 Third Amendment and

the terms of the Declaration, the terms of this Third Amendment shall control. Capitalized terms used herein and not defined herein have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this Third Amendment to be executed this 18 day of October, 2023.

MERIDIAN CORPORATION, a Nebraska corporation

By: Cori Sampson Vokoun
Cori Sampson Vokoun, President

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 18th day of October, 2023, by Cori Sampson Vokoun, President of **Meridian Corporation**, a Nebraska corporation, on behalf of the corporation.

Julie A. Scheele
Notary Public

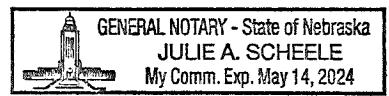


EXHIBIT "A"

PROPERTY

Outlots F, G, and H, Grandale Addition, Lincoln, Lancaster County, Nebraska

Lots 1-10, Block 1; Lots 1-5, Block 2; Lots 1-8, Block 3; Lots 1-10, Block 4; and Outlots A, B, C and D, Grandale 3rd Addition, Lincoln, Lancaster County, Nebraska

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GRANDALES