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FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2018-24555

10/17/2018 2:51:03 PM

*Clay J. Dowling*

REGISTER OF DEEDS



[The Space Above Line is for Recording Data]

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR BRIDGEPORT, A SUBDIVISION  
IN SARPY COUNTY, NEBRASKA**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR BRIDGEPORT (this "First Amendment") is made effective the  
16 day of October, 2018 (the "Effective Date"), by BRIDGEPORT  
DEVELOPMENT, LLC, a Nebraska limited liability company ("Declarant").

RECITALS:

WHEREAS, the Declarant, as the then owner of all of the real property within  
Bridgeport, entered into that certain Declaration of Covenants, Conditions and Restrictions for  
Bridgeport, a Subdivision in Sarpy County, Nebraska, recorded on July 23, 2018 as Instrument  
No. 2018-16993 with the Sarpy County, Nebraska Register of Deeds (the "Declaration");

WHEREAS, pursuant to and as permitted by Section 12.02 of the Declaration, the  
Declarant desires to amend the Declaration to encumber those lots designated as villas lots  
legally described on Exhibit "A" attached hereto (the "Villas Lots"); and

WHEREAS, this First Amendment shall be filed of record against the Villa Lots and the  
following described real estate, to wit:

Lots 1 through 159, inclusive, and Outlots A through N, inclusive, Bridgeport, a  
Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska  
(collectively, the "Existing Lots").

NOW, THEREFORE, in furtherance thereof, the Declarant hereby adopts, declares, and  
provides as follows:

*RJR*  
FULLENKAMP, JOBEUN, JOHNSON & BELLER, LLP  
11440 WEST CENTER ROAD  
OMAHA, NEBRASKA 68144-4482

*RSB*

- H
1. Definitions. All capitalized terms used in this First Amendment shall have the meanings set forth in the Declaration except as otherwise defined herein.
    - a. As initially defined in Section 1.19 of the Declaration, the definition of "Lots" shall mean and include the Existing Lots and the Villas Lots.
  2. Amendments. The Declaration shall be indexed against and all provisions therein shall encumber Villas Lots, as legally described on Exhibit "A" attached hereto.
  3. No Other Amendment. Except as specifically set forth herein, the Declaration shall remain in full force and effect.
  4. Binding Effect. This First Amendment shall be binding upon and inure to the benefit of the Property and every grantee of any interest in the Property or any portion thereof and every Owner of the Property or any portion thereof.

*[Remainder of page left intentionally blank; execution page follows.]*

IN WITNESS WHEREOF, the undersigned has executed this First Amendment on the day and year first above written.

**DECLARANT:**

**BRIDGEPORT DEVELOPMENT, LLC**, a Nebraska limited liability company,

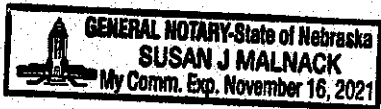
By: *Eugene J. Graves, Jr.*  
Name: *Eugene Graves*  
Title: *Administrative Member*

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF SARPY    )

The foregoing instrument was acknowledged, subscribed and sworn to before me by *Eugene J. Graves, Jr.*, known to me to be the *Administrative Member* of BRIDGEPORT DEVELOPMENT, LLC, a Nebraska limited liability company, on behalf of said limited liability company, this *16<sup>th</sup>* day of *October*, 2018.

[Seal]

*Susan J. Malnack*  
Notary Public



**Exhibit "A"**

Lots 1 thru 32, inclusive, Bridgeport Villas, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.