



2025-08415

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Deb Houghtaling
COUNTY CLERK/REGISTER OF DEEDS
Submitter: FULLENKAMP JOBEUN JOHNSON

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\$16.00

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By: pm



AMD

AMENDMENT TO
PROTECTIVE COVENANTS FOR PALISADES POINTE

THIS AMENDMENT TO PROTECTIVE COVENANTS FOR PALISADES POINTE (this "Amendment"), is made on the date hereinafter set forth, are made by Celebrity Homes, Inc., a Nebraska corporation.

RECITALS

- A. On October 10, 2023 a document entitled Protective Covenants for Palisades Pointe was recorded against the property legally described as Lots 1 thru 28, inclusive, Palisades Pointe, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska; (each a "Lot and collectively, the "Lots"), in the Office of the Register of Deeds of Sarpy County, Nebraska as Instrument No. 2023-19446 (the "Original Declaration").
- B. Section 19 of the Declaration provides that for a period of ten (10) years the Declarant has the exclusive right to amend, modify or supplement any portion of the Declaration.

NOW, THEREFORE, Declarant hereby declares the Declaration shall be amended as follows:

- 1. Addition of Lease Restriction Language. Paragraph 1 of the Declaration is hereby amended to add the following language to the end of Paragraph 1:

"No Owner of a Lot shall lease to another any such Lot, the home constructed thereon, or any part thereof, unless such lease shall be in writing for an initial term of not less than six (6) months and shall expressly provide that the terms of such lease shall be subject in all respects to the provisions of these Protective Covenants and the Articles of Incorporation, Bylaws, and rules and regulations of the Association,

and that any failure by the lessee to comply with the terms of such documents shall be a default under such lease. The Board of the Association shall be provided with copies of leases on request. For the sake of clarity, short-term rentals of less than six (6) months, such as those commonly provided by VRBO and/or Airbnb, shall be strictly prohibited.”

2. Governing Law. This Amendment is made under and governed by the laws of the State of Nebraska.

3. No Other Amendments. Except as set forth herein, the Declaration shall remain in full force and effect.

4. Indexing. This Amendment shall be recorded and indexed against each of the Lots.

IN WITNESS WHEREOF, this Amendment was made this 21st day of MARCH, 2025.

DECLARANT:

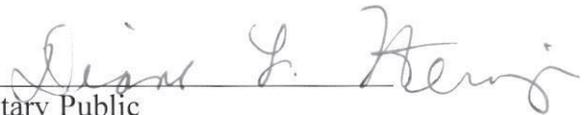
CELEBRITY HOMES, INC., a Nebraska corporation,

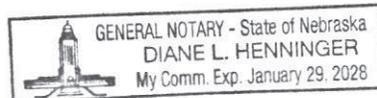
By: 
Chad Larsen, Vice-President

STATE OF NEBRASKA)
)SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 21st day of March, 2025, by Chad Larsen, Vice-President of Celebrity Homes, Inc., a Nebraska corporation, on behalf of the corporation.

SEAL


Notary Public



RETURN TO:
FULLENKAMP, JOBEUN,
JOHNSON & BELLER, LLP
11440 WEST CENTER ROAD
OMAHA, NEBRASKA 68144-4482
ATTN: Mark J.