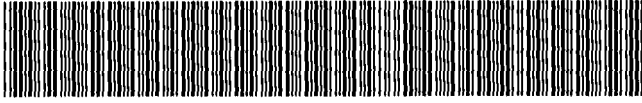


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PLEASE RECORD AND RETURN TO:

John E. Coolidge, President
Home Owners Association
Beebe & Runyan Condominiums
105 South 9th Street, #300
Omaha, NE 68102

©

**SEVENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR BEEBE & RUNYAN CONDOMINIUM**

This SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR BEEBE & RUNYAN CONDOMINIUM ("Seventh Amendment") is made this 22 day of AUGUST, 2016, by BB&R Condominium Association (hereinafter referred to as "Declarant").

All of the capitalized terms in this Seventh Amendment shall have the same meaning as assigned to such terms in that certain Declaration of Condominium for Beebe & Runyan Condominium dated as of March 16, 2006, and recorded on March 16, 2006 as Document No. 2006 029801 in the office of the Register of Deeds of Douglas County, Nebraska (the "Original Declaration"), as amended by:

1. First Amendment of Declaration of Condominium of Beebe & Runyan Condominium, 105 S. Ninth Street, Omaha, Nebraska, filed February 25, 2008, in the records of the Register of Deeds of Douglas County, Nebraska as instrument number 2008 017760 (the "First Amendment"), as further amended by
2. Second Amendment of Declaration of Condominium of Beebe & Runyan Condominium, 105 S. Ninth Street, Omaha, Nebraska, filed August 6, 2009, in the records of the Register of Deeds of Douglas County, Nebraska as instrument number 2009 086040 (the "Second Amendment"), as further amended by
3. Cancellation of the Second Amendment of Declaration of Condominium of Beebe & Runyan Condominium, 105 S. Ninth Street, Omaha, Nebraska, filed October 27, 2009, in the records of the Register of Deeds of Douglas County, Nebraska as instrument number 2009 115668 (the "Cancellation of Second Amendment"), as further amended by
4. Third Amendment of Declaration of Condominium of Beebe & Runyan Condominium, 105 S. Ninth Street, Omaha, Nebraska, filed June 8, 2010, in the records of the Register of Deeds of Douglas County, Nebraska as instrument number 2010 051707 (the "Third Amendment"), as further amended by
5. Fourth Amendment of Declaration of Condominium of Beebe & Runyan Condominium, 105 S. Ninth Street, Omaha, Nebraska, filed June 9, 2010, in the records of the Register of Deeds of Douglas County, Nebraska as instrument number 2010 051708 (the "Fourth Amendment").
6. Fifth Amendment of Declaration of Condominium of Beebe & Runyan Condominium, 105 S. Ninth Street, Omaha, Nebraska, filed May 2, 2012 in the records of the Register of Deeds of Douglas County, Nebraska as instrument number 2012 042276 (the "Fifth Amendment").
7. Cancellation of the Fourth Amendment of Declaration of Condominium of Beebe & Runyan Condominium, 105 S. Ninth Street, Omaha, Nebraska, filed April 17, 2014, in the records of the Register of Deeds of Douglas County, Nebraska as instrument number 2014 027762 (the "Cancellation of Fourth Amendment").

8. Sixth Amendment of Declaration of Condominium of Beebe & Runyan Condominium, 105 S. Ninth Street, Omaha, Nebraska, filed August 21, 2014 in the records of the Register of Deeds of Douglas County, Nebraska as instrument number 2014 065374 (the "Sixth Amendment").

The original Declaration, as amended by the First Amendment, Second Amendment, Cancellation of the Second Amendment, Third Amendment, Fourth Amendment, Cancellation of the Fourth Amendment, Fifth Amendment, and Sixth Amendment is herein referred to as the "Declaration".

RECITALS OF FACT

- 1) Beebe & Runyan Condominium Association is the Declarant under the Declaration of the Condominium pursuant to the termination of the control period of the designated Declarant which control was transferred to Beebe & Runyan Condominium Association on April, 2, 2011; and
- 2) Beebe & Runyan Condominium Association as Declarant wishes to establish a Smoke-Free Policy and make the Beebe & Runyan Condominium, Property, and premises a Smoke-Free Environment; and
- 3) The purpose of the Smoke-Free Policy is to mitigate (i) the irritation and known health risks from secondhand smoke; (ii) the increased risk of fire; (iii) the increased maintenance, cleaning, and redecorating costs from smoking; and
- 4) The term "Smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, e-cig, or other tobacco product or similar lighted product in any manner or in any form; and
- 5) WHEREAS Section 14.14 states that the Declaration may be amended by recording a written instrument that has been signed and acknowledged by owners representing at least sixty-seven percent (67%) of the Members of the Association; and
- 6) WHEREAS, on May 9, 2016, more than 67% of Unit Owners voted in favor of an Amendment to establish a Smoke-Free Policy and make the Beebe & Runyan Condominium, Property, and premises a Smoke-Free Environment.

AMENDMENT

For the reasons stated above, Declarant hereby amends the Declaration as follows, all of such amendments to supersede any inconsistent provisions in the Declaration

1. Effective Date of Amendment. This Amendment shall become effective as of the date of the filing of this instrument with the Douglas County Register of Deeds.
2. Creation of a Smoke-Free Policy and Smoke-Free Environment. Consistent with the at least 67% majority vote of the Members of the Beebe & Runyan Condominium Association, Declarant hereby establishes a Smoke-Free Policy and Smoke-Free Environment in and around the premises of the Beebe & Runyan Condominium located at 105 S 9th St in Omaha, Nebraska. Accordingly, Smoking will be prohibited within all areas of the Condominium, including Common Elements, Limited Common Elements, and individual Units. Smoking will also be prohibited on the Property and premises surrounding the Beebe & Runyan Condominium, except in area(s) formally designated by the Board.

3. No Other Amendments. Except as specifically set forth herein and in the prior Amendments and Cancellations, the Declaration shall remain in full force and effect without change.

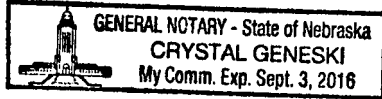
IN WITNESS WHEREOF, the Declarant has caused this Seventh Amendment to Condominium Declaration this 22 day of AUGUST, 2016.

BEEBE' & RUNYAN CONDOMINIUM
ASSOCIATION, a Nebraska Non-Profit Corporation
("Declarant")

By: John E. Coolidge
John E. Coolidge, President

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 22nd day of August, 2016, before me appeared John E. Coolidge, on behalf of, and as the duly elected President of Beebe & Runyan Condominium Association and is either personally known to me or was identified by me through satisfactory evidence.



Notary Public

Crystal Geneski

I n f a v o r o f
No Smoking In Favor of No Smoking

**Beebe & Runyan Condominium Association
 Annual Meeting - May 9, 2016**

The undersigned have voted to amend and ratify the Seventh Amendment to the Declaration of Condominium for Beebe & Runyan Condominium to which this document is appended.

Unit #	Name	Signature	Proxy Unit #
301	Huestad	K. Zandbergen	415
302			
303	Steiree	W. Steiree	303
304	Sohnson	Munk & Johns	
305			
306	Knickreim	K. Zandbergen	415
307	Morley	Kathryn A. Morley	
308			
314			
315	Zandbergen	K. Zandbergen	
401			
402			
403	Fitzgibbon	K. Zandbergen	415
404	Thomas McKenny	Thomas McKenny	
405	Fox	K. Zandbergen	415
406			
407	SOIER	Doug Soier	
408	Rumrny	K. Zandbergen	415
409	Kresha	K. Zandbergen	415
410	White	K. Zandbergen	415
411	Boston	K. Zandbergen	415
412	Spec Oken	Spec Oken	
413	Arker	K. Zandbergen	415
414			
415	Hustad	K. Zandbergen	
416			
501	Steve Thiesfeld	Steve Thiesfeld	
502	Smith	K. Zandbergen	415
503			
504	Cohn	K. Zandbergen	415
505	Morehead	K. Zandbergen	415
506			
507			
508	Bush	K. Zandbergen	415

**Beebe & Runyan Condominium Association
Annual Meeting - May 9, 2016**

The undersigned have voted to amend and ratify the Seventh Amendment to the Declaration of Condominium for Beebe & Runyan Condominium to which this document is appended.

Unit #	Name	Signature	Proxy Unit #
509	Brush	K. Sandberg	415
510			
511			
512	Smith	<small>dotloop verified 05/20/16 6:09PM EDT BPAZ-LIKE-ET7E-CRE</small> Benjamin Smith	
513	Smith	K. Sandberg	415
514	Urb	K. Sandberg	415
515	Justin Mandberg	Justin Mandberg	
516	Kyle Smith / Meghan McCre		
601	Darci Coolidge	Darci Coolidge	
602	Michelle Kraft	Michelle Kraft	
603	Myers	Barbara Myers	
604			
605	Lehan no		
606	Lehan	John Lehan	
607	Allred	K. Sandberg	415
B- 608	Crowe	Barbara Myers	603
609			
610	Brennan	K. Sandberg	415
611	Zambardo	K. Sandberg	415
B- 612	Koenigoro	Barbara Myers	603
613			
614			
615	Tom Wahl	Thomas Wahl	
616	" "	Thomas Wahl	
701	Straley	Michael Straley	
702	Okani	James D. Okani	
703	Kathleen Rottig	Kathleen Rottig	
B- 704	McCallip	Barbara Myers	603
705	Tyrance	K. Sandberg	415
B- 706	Kendall	Barbara Myers	603
707	DeEd	DeEd	
708	Tom Wilson	Tom Wilson	

**Beebe & Runyan Condominium Association
Annual Meeting - May 9, 2016**

The undersigned have voted to amend and ratify the Seventh Amendment to the Declaration of Condominium for Beebe & Runyan Condominium to which this document is appended.

Unit #	Name	Signature	Proxy Unit #
709	Krzimemon	K. Sandberg	415
710			
B- 711	Maker	Barbara Myers	1003
712	Scott Kopp	[Signature]	
713	Dana	K. Sandberg	415
714			
715	Foagarty	K. Sandberg	415
716	DAVID BATHUR A. Antico	[Signature]	
801	Tom Sustek	[Signature]	
802	Kyella	K. Sandberg	415
803	Maasen		
804	Maasen	K. Sandberg	415
805			
806	Maasen	K. Sandberg	415
807	Brian Popano	Brian Popano	
808	Tony Wilson	Tony Wilson	
• 809	Rose	Jane Rose	

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