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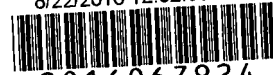
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PLEASE RECORD AND RETURN TO:

John E. Coolidge, President
Home Owners Association
Beebe & Runyan Condominium Association
105 South 9th Street, #301
Omaha, NE 68102

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

This EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR BEEBE & RUNYAN CONDOMINIUM ("Eighth 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 Eighth 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").
9. Seventh Amendment of Declaration of Condominium of Beebe & Runyan Condominium, 105 S. Ninth Street, Omaha, Nebraska, filed August 22, 2016 in the records of the Register of Deeds of Douglas County, Nebraska as instrument number 2016 0679 (the "Seventh Amendment").
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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, Sixth Amendment, and Seventh Amendment is herein referred to as the "Declaration".

RECITALS OF FACT

- 1) Beebe & Runyan Condominium Association is the Declarant under the Declaration of 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 revise the policy regarding pets which is currently set forth in the Declaration, and
- 3) The purpose of the revised policy on pets is (i) to ensure the safety of residents and pets by requiring proof of vaccination, city tags, and a pet registration process; (ii) to mitigate the irritation caused by pet noise and pet waste; and (iii) to more closely follow currently accepted attitudes toward pets.
- 4) 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
- 5) WHEREAS on May 9, 2016, more than 67% of Unit Owners voted in favor of an Amendment to revise the policy on pets.

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. Section 4.01(j) shall be deleted and replaced in its entirety with the following:
 - (j) No animals, reptiles, birds, rabbits, livestock, fowl or poultry of any kind shall be kept, raised or bred in any Unit or in any portion of the Condominium except that one dog and one cat or two cats may be kept by

Owners as pet(s) within a Unit, subject to the Rules and Regulations and all applicable laws, ordinances, rules, regulations or requirements of the City and of Beebe & Runyan Condominiums.

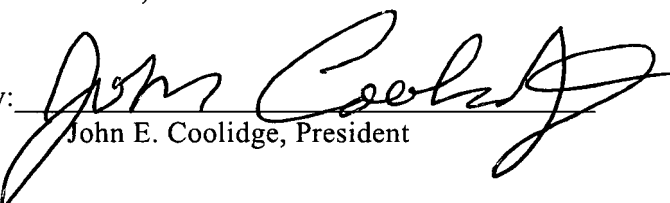
- 1) Pet privileges are for Owners only. Renters may not keep a pet of any kind in their rental unit.
- 2) The Board reserves the right to disapprove and/or permanently remove from the building an pet the Board deems to be at high risk for injuring a resident, guest, or other pet.
- 3) Any animal kept as a pet within a Unit must be registered with the Property Manager using the form provided and must comply with all elements included on the form.
- 4) Any prospective Owner wishing to bring a pet into the building or any current Owner planning on acquiring a pet must register prospective pet and obtain approval from the Board prior to adopting such pet.
- 5) The animal kept as a pet must have current registration with the City of Omaha and must be current on all required vaccinations.
- 6) The animal kept as a pet must be spayed or neutered by the age of six months.
- 7) A pet shall not be allowed in any part of the Common Elements except for immediate transportation to and from the Unit. The animal must be on a leash or be carried during this transportation.
- 8) The Owner of any pet that repeatedly relieves himself/herself on the walkways, floor, or walls of the Common Elements shall be asked, upon written notice from the Board, to permanently remove the animal from the property.
- 9) The Owner of the animal shall be fully responsible for immediate cleanup of any pet waste in the Common Elements or surrounding property, including the grassy area south of the south parking lot. The Owner will notify the Property Manager immediately when an accident occurs in the elevator or other carpeted area so that appropriate cleanup can occur. Pet owners are responsible for any damage caused by their pet and any cost associated with such damage.
- 10) Any pet creating a nuisance or unreasonable disturbance or noise (in the sole judgment of the Board) shall be asked, upon written notice from the Board, to permanently remove the animal from the property.
- 11) Owners are responsible for pets of guests. Pets of guests are subject to the same restrictions as Owners' pets and the Caregiver must be prepared to show proof of current vaccinations when visiting the building. Pets of guests may not stay in the Unit for more than one week (consecutive or staggered) in any one- year period without registration and prior written permission of the Property Manager.
- 12) In the event an infraction is observed, the observer shall approach the pet Owner and discuss the matter in a neighborly fashion. If the complaint is not resolved in this manner, it shall be put in writing and submitted to the Board.
- 13) The Board shall have the right to impose fines upon any Owner who violates (or whose pet or pet of a guest violates) any of the Rules and Regulations or provisions stated above. If a violation remains unresolved or results in personal injury or imminent threat to a resident or guest, the Owner may be asked by the Board in writing to remove the pet permanently from the building.

14) Pet Owners shall indemnify the Beebe and Runyan Homeowners Association and hold it harmless against loss or liability of any kind caused by their pet or the pet of their guest(s).

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.

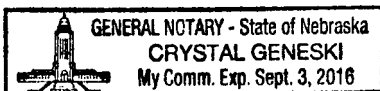
IN WITNESS WHEREOF, the Declarant has caused this Eighth Amendment to Condominium Declaration this 22 day of AUGUST, 2016.

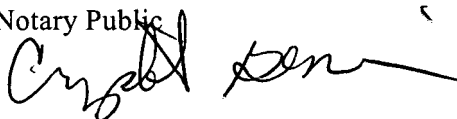
BEEBE & RUNYAN CONDOMINIUM
ASSOCIATION, a Nebraska Non-Profit Corporation
("Declarant")

By: 
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


In favor of new Pet Policy In Favor of New Pet Policy

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

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

Unit #	Name	Signature	Proxy Unit #
301	Alvestad	K. Handberg	415
302	Arter	K. Handberg	415
303	Steink	Kathleen Steink	415
304			
305			
306	Krucken	K. Handberg	415
307	Marley	K. Handberg	
308	Clinton	K. Handberg	
314			
315	Husler	K. Handberg	
401			
402			
403	Fitzgibbon	K. Handberg	415
404	Mellen	<small>Thomas Mellen</small>	415
405	FOX	K. Handberg	415
406			
407	SPIER	Daren Spier	
408	Runyan	K. Handberg	415
409	Kresha	K. Handberg	415
410	White	K. Handberg	415
411	Boston	K. Handberg	415
412	Jan Olson	K. Handberg	415
413	Arter	K. Handberg	415
414	Jardak	K. Handberg	
415	Husler	K. Handberg	
416			
501	Steve Thigfess	K. Handberg	
502	Smith	K. Handberg	415
503			
504	John	K. Handberg	415
505	Foreland	K. Handberg	415
B-506	Karol	Barbara Myers	603
507			
508	Blush	K. Handberg	415

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

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

Unit #	Name	Signature	Proxy Unit #
509	Bruce	K. Handberg	415
510			
511	Natalie	_____	511
512	Spahn	Benjamin Spahn	
513	Heath	Handberg	415
514	_____	K. Handberg	415
515		_____	
516	Kyle Smyth	McClure	
601	Coolidge	Tom Coolidge Jr	
602	Mitchell Heath	_____	
603	Myers	Barbara Myers	
604			
605	Langel	_____	
606	Heath	_____	
607	Allred	K. Handberg	415
B- 608	Crowe	Barbara Myers	603
609	Wentzner	K. Handberg	415
610	Brennan	K. Handberg	415
611	Zambrano	K. Handberg	415
B- 612	Koertjauw	Barbara Myers	603
613			
614			
615	Tom Walsh	Tom Walsh	
616	" "	Tom Walsh	
701	Stralen	_____	
702	Okane	_____	
703	Pettig	_____	
B- 704	Michally	Barbara Myers	603
705	Tupande	K. Handberg	415
B- 706	Kendall	Barbara Myers	603
707	Demond	_____	
708	Tony Wilson	_____	

