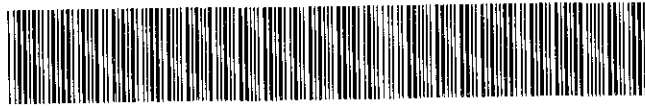





MISC 2008036163



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*228<sup>00</sup>* FB *73-02713*  
*30* *156* *F* *COMP mb*

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
4/15/2008 08:00:15.43  
  
2008036163

# SECOND AMENDMENT TO CONDOMINIUM DECLARATION

**Belle Meade Condominium  
14725 Bedford Plaza  
Omaha, Nebraska 68116**

*23273-*

## **SECOND AMENDMENT TO CONDOMINIUM DECLARATION**

**Belle Meade Condominium  
14725 Bedford Plaza  
Omaha, Nebraska 68116**

This Second Amendment to the Condominium Declaration, Belle Meade Condominium, 14725 Bedford Plaza, Omaha, Nebraska 68116, a Condominium Regime dated August 10, 2005, and recorded on August 11, 2005, as Instrument No. 2005098692 of the records of the Register of Deeds of Douglas County, Nebraska, and the First Amendment (the "First Amendment") to the Condominium Declaration executed on January 16 and 17, 2006, and recorded on January 20, 2006 as Instrument No. 2006007070 of the records of the Registrar of Deeds of Douglas County, Nebraska (the "Condominium Declaration"), is made this 14<sup>th</sup> day of April, 2008, by TERRA PACIFIC OMAHA, LLC, a Nebraska limited liability company who is the Declarant ("Declarant") under the Condominium Declaration.

WHEREAS, by the recording of the Condominium Declaration on August 11, 2005, the Declarant created Belle Meade Condominium whose address is 14725 Bedford Plaza, Omaha, Nebraska; and

WHEREAS, under Article 5.1 of the Condominium Declaration, the Declarant reserved the right to construct additional Garage Units on the Land and on the Development Area, which Garage Units, when constructed, are to be added to the Condominium Declaration; and

WHEREAS, the Declarant has constructed five (5) additional detached Garage Units, added such additional detached Garage Units as Units to the Condominium Declaration, assigned Unit numbers to such additional detached Garage Units, and recalculated the Percentage Interest of each Unit, all as shown in Exhibit "A-1" and Exhibit "B" attached hereto; and

WHEREAS, the five (5) additional detached Garage Units are set forth in Exhibit "A-1" and Exhibit "B" attached hereto as Unit numbers 44 through 48, inclusive, and the existing detached Garage Units are shown on Exhibit "A-1" and Exhibit "B" of the Condominium Declaration; and

WHEREAS, Declarant desires to amend the Condominium Declaration to add the five (5) additional detached Garage Units which have been constructed and reallocate the Percentage Interest of each Unit, all as set forth in this Second Amendment, amend Article 9.1 of the Condominium Declaration as it relates to occupancy of a Dwelling Unit by related individuals, and amend Article 9.12 of the Condominium Declaration as it relates to occupancy of a Dwelling Unit under a lease.

NOW THEREFORE, the Declarant hereby amends the Condominium Declaration as follows:

RETURN TO: JAMES E. LANG, 11718 NICHOLAS ST. STE 101  
OMAHA, NE 68154

1. Five (5) additional detached garages have been constructed on the Land and on the Development Area since the recording of the Condominium Declaration and the First Amendment, and those five (5) additional Detached Garage Units are hereby added to and made subject to all of the terms, restrictions and conditions for Garage Units of the Condominium Declaration. These additional five (5) detached Garage Units are set forth in Exhibit "A-1" and Exhibit "B" attached hereto as detached Garage Units 44 through 48, inclusive. The existing Detached Garage Units shall remain as numbered in Exhibits "A-1" and Exhibit "B" of the First Amendment. Declarant reserves the right to construct the additional Detached Garage Units which are set forth in Exhibit "B" attached hereto as Units 14 through 19, inclusive, and 30 through 34, inclusive, on the Land and on the Development Area, which Garage Units, when constructed, will be added to the Condominium Declaration, all as set forth in Section 5.1 of the Condominium Declaration. That upon the recordation of this Second Amendment, there shall then be a total of 37 detached Garage Units, each of which are Garage Units, and are set forth in Exhibits "A-1" and "B" attached hereto.

2. The As Built Survey consisting of one page and Condominium Plans consisting of sheets 1 through 13, which shows the location and dimensions of the Land described in Exhibit "A" and the location and dimensions of the improvements constructed or contemplated to be constructed thereon, together with all information required by the Condominium Act, are attached hereto as Exhibit "A-1" and by reference incorporated into the Condominium Declaration, as amended. Exhibit "A-1" attached hereto replaces Exhibit "A-1" attached to the First Amendment to the Condominium Declaration. The only changes from Exhibit "A-1" attached to the First Amendment to the Condominium Declaration and the Exhibit "A-1" attached hereto are set forth in the As Built Survey and in sheet 13 of Exhibit "A-1" which relates to the detached Garage Units described in Paragraph 1 of this Second Amendment.

3. The Unit Numbers and Percentage Interest of each Unit are set forth in Exhibit "B" to this Amendment. Exhibit "B" attached hereto replaces Exhibit "B" attached to the First Amendment to the Condominium Declaration. As a result of the inclusion of the additional 5 detached Garage Units described in Paragraph 1 hereof, the Percentage Interest of each Unit has been adjusted and recalculated in accordance with the formula for computation of Percentage Interest set forth in Section 7.1 of the Condominium Declaration and is set forth in Exhibit "B" attached hereto.

4. Article 9.1 of the Condominium Declaration is hereby amended in its entirety to read as follows, and the following amended 9.1 shall, in its entirety, replace Article 9.1 set forth in the Condominium Declaration:

- 9.1 No Commercial Use. No business, trade, occupation or profession of any kind may be conducted, maintained or permitted on any part of the Property, without the prior written authorization of the Association; provided however, until construction of the Units and the Common Elements is completed and all of the Units are sold, Declarant and its successors and assigns may conduct such construction, improvement, sales and marketing activities on the Property as are deemed appropriate by Declarant. No "for sale" or "for rent" signs may be displayed by any Person on the Property except as specifically authorized in writing by the Association to reasonably facilitate the sale or lease of a Unit. A Dwelling Unit

may be used only as a private, single family residence and no activities shall be conducted or maintained in any Unit or upon any of the Common Elements which are not in conformity with the zoning regulations of the City of Omaha. Occupancy within a Dwelling Unit (except for temporary occupancy by visiting guests) shall not exceed two persons per bedroom. All present and future Unit Owners, tenants and occupants of Units, and any person who uses any part of the Condominium in any manner, are subject to, and shall comply with, the provisions of the Condominium Instruments and the Community Rules. The acquisition, rental or occupancy of a Unit or the use of any part of the Condominium by any Person shall constitute such Person's agreement to be subject to and bound by the provisions of the Condominium Instruments and the Community Rules, and such provisions shall be deemed to be enforceable equitable servitudes and covenants running with the Land and shall bind any Person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated in full in each and every deed of conveyance or lease thereof.

5. Article 9.12 of the Condominium Declaration is hereby amended in its entirety to read as follows, and the following amended 9.12 shall, in its entirety, replace Article 9.12 set forth in the Condominium Declaration:

9.12 Lease of Units. No Dwelling Unit may be leased for less than six (6) months or for hotel or transient purposes. No Garage Unit may be separately leased; all Garage Units must be leased with and as a part of the lease of a Dwelling Unit. A Unit Owner may lease such Owner's Dwelling Unit subject to the following conditions precedent:

- (a) the lease or rental agreement must be in writing, must provide that the lease is subject to the terms of the Condominium Instruments and that any failure of the lessee to comply with the terms of the Condominium Instruments shall be a default under the lease, upon the occurrence of which the Association shall have the right to evict the lessee from the Dwelling Unit;
- (b) the lease must be a lease of the entire Dwelling Unit, must provide a term of not less than six (6) months;
- (c) the lease must be provided to the Executive Board prior to the date the lessee, under the terms of the lease, is entitled to possession of the Dwelling Unit, along with the name and address of the lessee.

The Executive Board shall have the power and authority to adopt rules and regulations regarding leasing of Dwelling Units, including rules and regulations implementing the provisions of this

section. This section shall also apply to subleases and assignments and renewals of leases. The provisions of this section shall not apply to any Unit owned by Declarant.

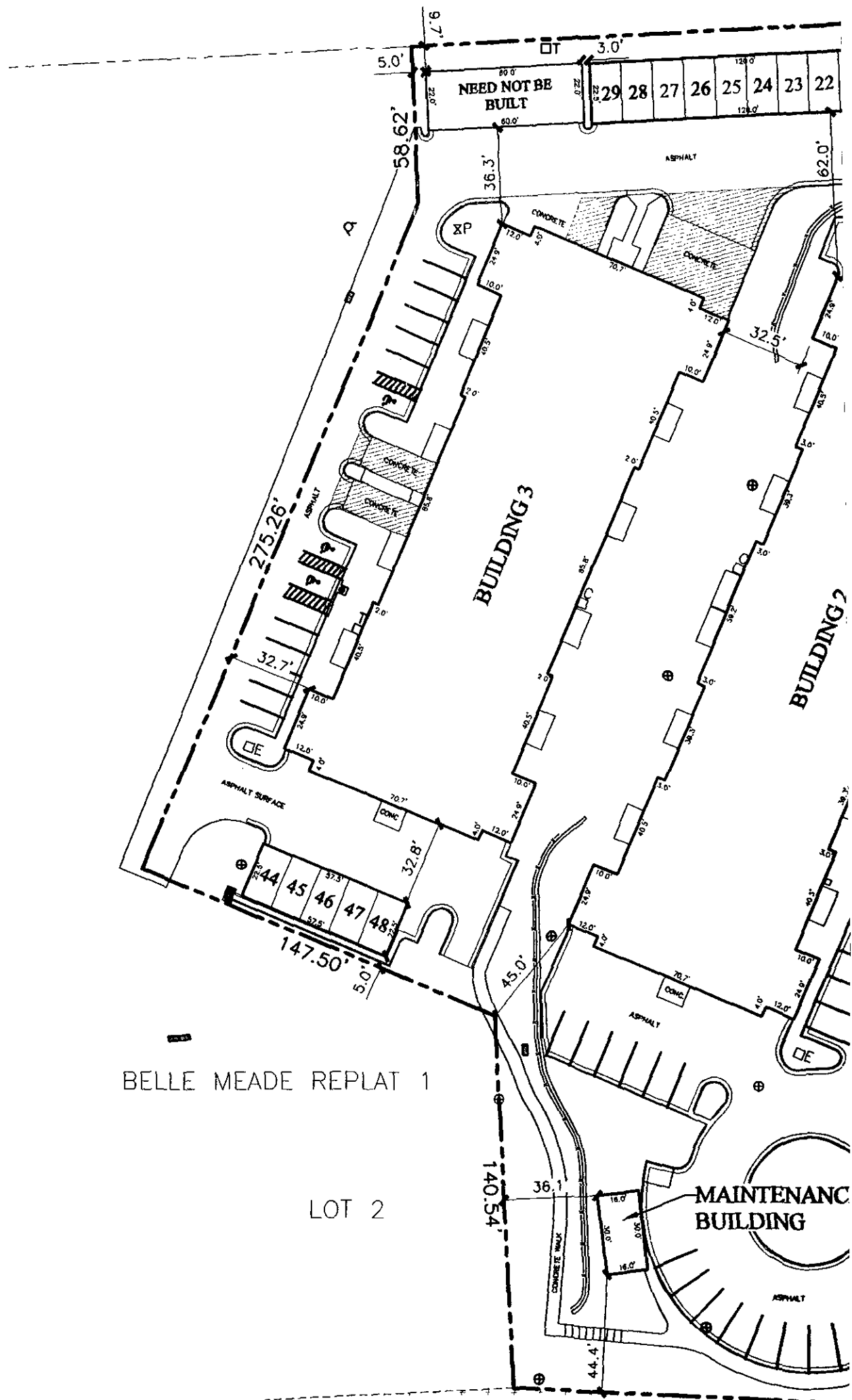
6. That except as otherwise amended herein, all of the other terms, conditions and restrictions of the original Condominium Declaration shall remain in full force and effect as stated.

[SIGNATURE PAGES TO FOLLOW]



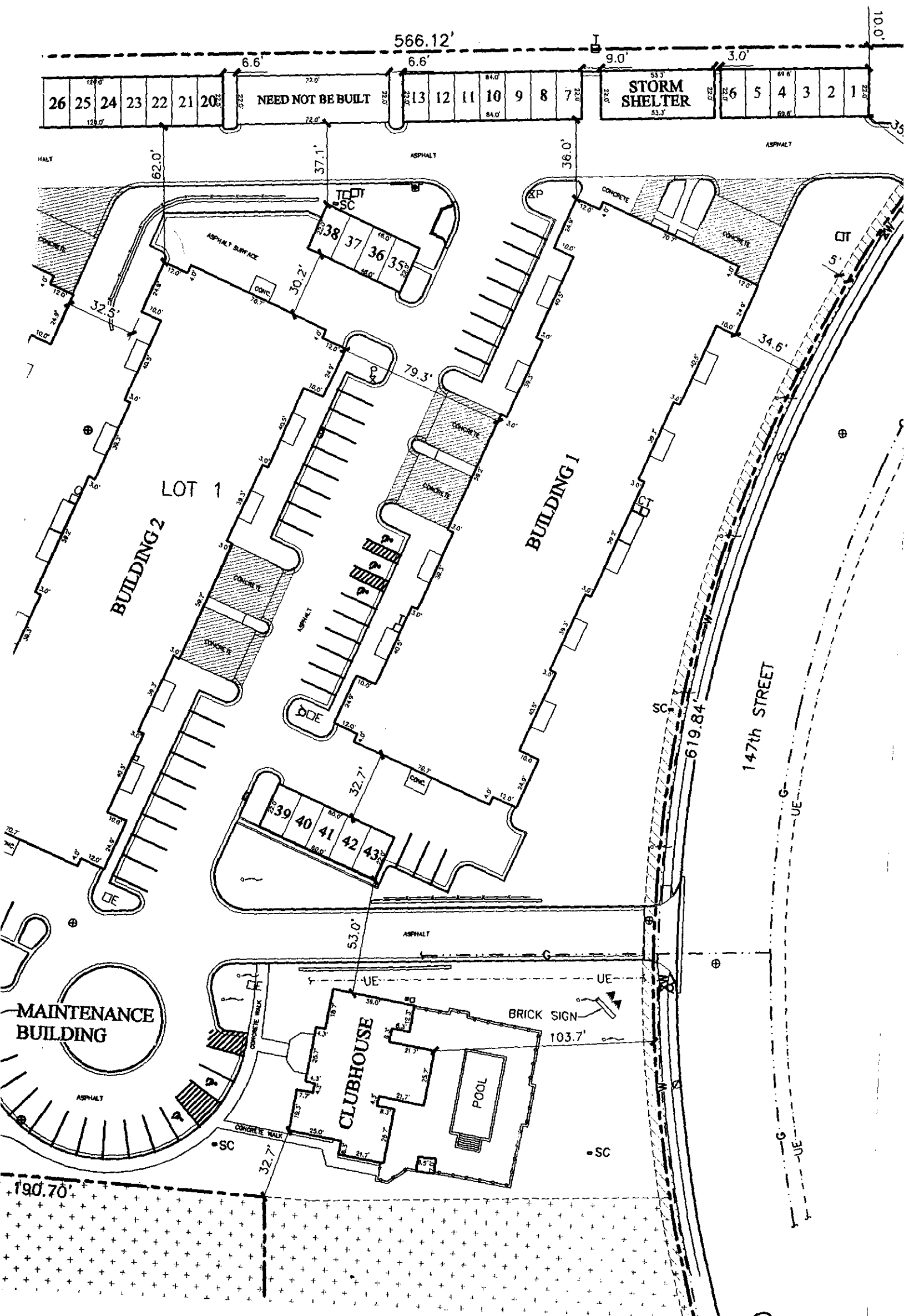
**EXHIBIT "A"**  
Legal Description of the Land  
Belle Meade Condominium

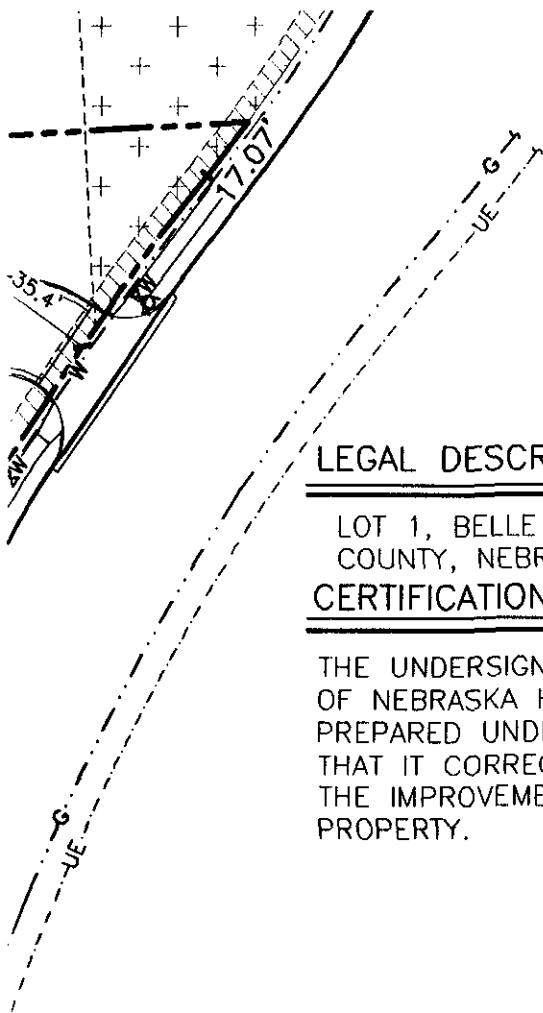
Lot 1, Belle Meade Replat 1, being replat of Lots 1 and 2, Belle Meade, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.



BELLE MEADE REPLAT 1

LOT 2



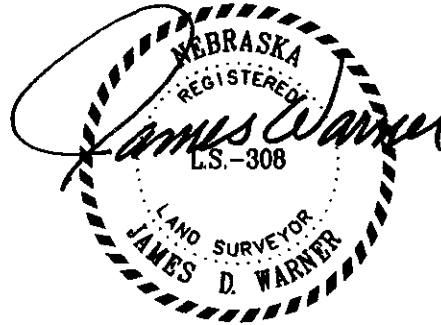


## LEGAL DESCRIPTION

LOT 1, BELLE MEADE REPLAT 1, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

## CERTIFICATION

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA HEREBY STATES THAT THIS AS-BUILT WAS PREPARED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS LOCATED ON THE ABOVE DESCRIBED PROPERTY.



JUNE 17, 2005

DATE:  
REVISED JAN. 11, 2006  
TO SHOW ADDITIONAL GARAGES  
REVISED FEB. 29, 2008  
TO SHOW ADDITIONAL GARAGES

JAMES D. WARNER  
NEBRASKA R.L.S. 308

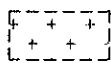
## NOTES

1. THIS DRAWING SHOWS OR NOTES THE EASEMENTS LISTED UNDER SCHEDULE B - SECTION 2 OF COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. TA-50609, EFFECTIVE DATE JULY 12, 2005 AT 8:00 A.M.

- A. THE PROPERTY IS SUBJECT TO "DECLARATION OF EASEMENTS" RECORDED AS INSTRUMENT NUMBER 2005027021 AND "FIRST AMENDMENT TO DECLARATION OF EASEMENTS" RECORDED AS INSTRUMENT NUMBER 2005096334 ALL OF THE DOUGLAS COUNTY RECORDS.



UTILITY EASEMENT AS DESCRIBED IN THE FINAL PLAT DEDICATION OF GRAYHAWK RECORDED IN



STORM SEWER DRAINAGE AND MAINTENANCE CHANNEL EASEMENT GRANTED TO S.I.D. 457 AND THE CITY OF OMAHA AS SHOWN ON THE FINAL PLAT OF GRAYHAWK.

## LEGEND

Ø	LIGHT POLE
□E	ELECTRICAL PEDESTAL
□T	TELEPHONE PEDESTAL
□C	CABLE TV PEDESTAL
□SC	SPRINKLER CONTROL BOX
⊕	SEWER MANHOLE

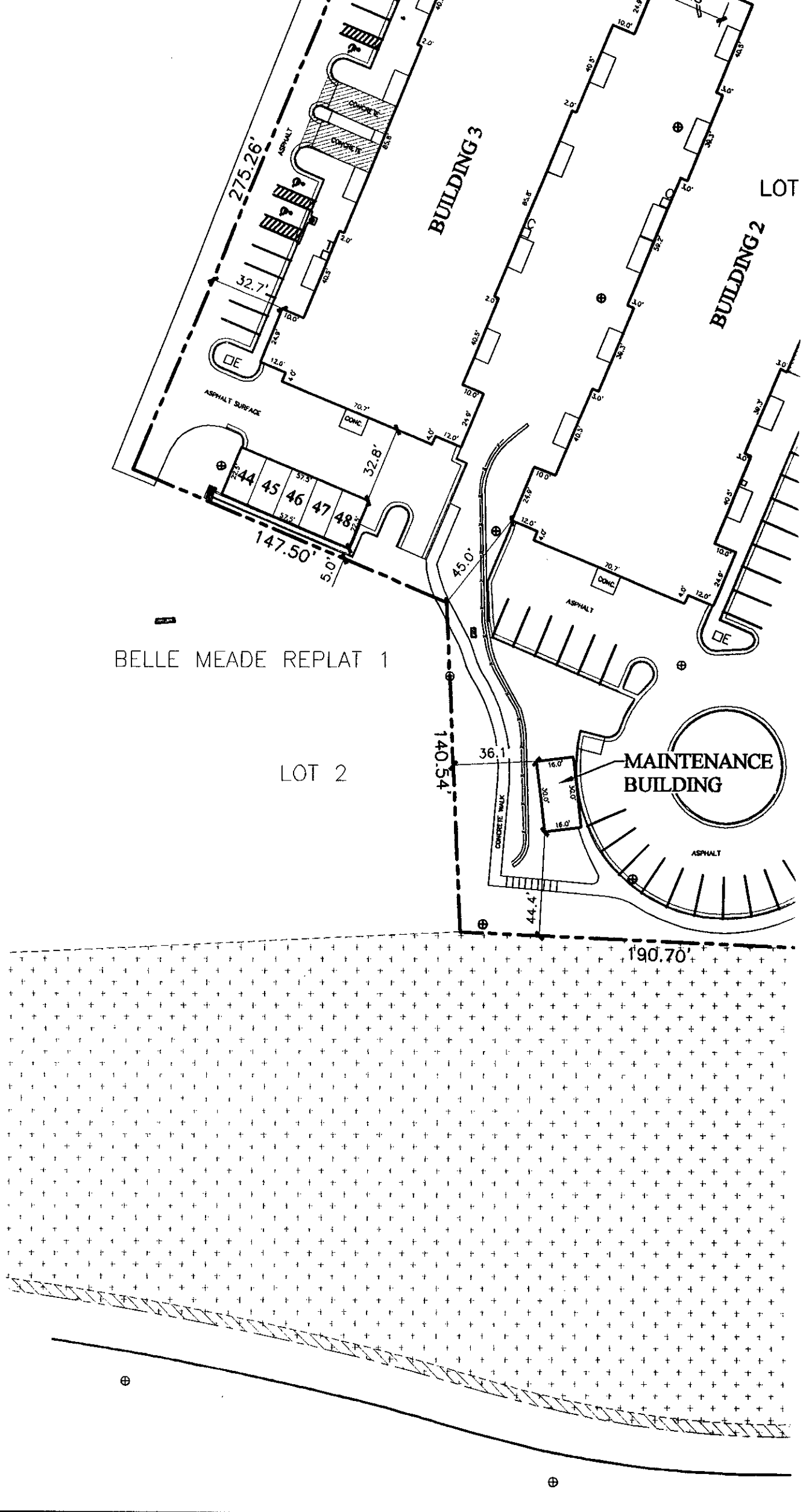
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DATE:	JUNE 17, 2005
DRAWN BY:	JJP
CHECKED BY:	JDW
REVISION	1/11/06, 2/29/08

CONDOMINIUM REGIME

BELLE MEADE

AS-BUILT

**OMPSON, DREESSEN & DORNER, INC.**  
Consulting Engineers & Land Surveyors  
836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8860 FAX: (402)330-5866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM



**五**

147th STREET

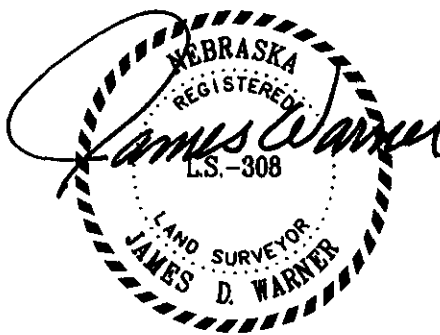
**CLUBHOUSE**

SPENCER STREET

N

0' 25' 50'  
SCALE IN FEE

OF NEBRASKA HEREBY STATES THAT THIS AS-BUILT WAS PREPARED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS LOCATED ON THE ABOVE DESCRIBED PROPERTY.



JUNE 17, 2005

DATE:  
REVISED JAN. 11, 2006  
TO SHOW ADDITIONAL GARAGES  
REVISED FEB. 29, 2008  
TO SHOW ADDITIONAL GARAGES

JAMES D. WARNER  
NEBRASKA R.L.S. 308

CONDOMINIUM REGIM

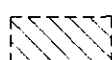
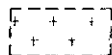
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AS-BUILT


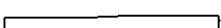
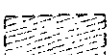
## NOTES

1. THIS DRAWING SHOWS OR NOTES THE EASEMENTS LISTED UNDER SCHEDULE B - SECTION 2 OF COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. TA-50609, EFFECTIVE DATE JULY 12, 2005 AT 8:00 A.M.

A. THE PROPERTY IS SUBJECT TO "DECLARATION OF EASEMENTS" RECORDED AS INSTRUMENT NUMBER 2005027021 AND "FIRST AMENDMENT TO DECLARATION OF EASEMENTS" RECORDED AS INSTRUMENT NUMBER 2005096334 ALL OF THE DOUGLAS COUNTY RECORDS.

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 STORM SEWER DRAINAGE AND MAINTENANCE CHANNEL EASEMENT GRANTED TO S.I.D. 457 AND THE CITY OF OMAHA AS SHOWN ON THE FINAL PLAT OF GRAYHAWK.

## LEGEND

Ø	LIGHT POLE
□E	ELECTRICAL PEDESTAL
□T	TELEPHONE PEDESTAL
□C	CABLE TV PEDESTAL
□SC	SPRINKLER CONTROL BOX
⊕	SEWER MANHOLE
⊙	FIRE HYDRANT
⊗W	WATER VALVE
⊗P	POST INDICATOR VALVE
	CURB INLET
~	FLAG POLE
▼	FLOOD LIGHT
---W---	WATER LINE
---G---	GAS LINE
---UE---	UNDERGROUND ELECTRICAL LINE
○—○—○	CHAIN LINK FENCE
	RETAINING WALL
	LIMITED COMMON ELEMENT

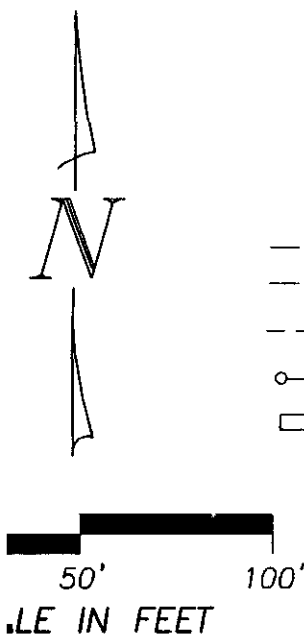
**THOMPSON, DRESSEN & DORNER, INC.**  
**Consulting Engineers & Land Surveyors**  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8860 FAX: (402)330-5866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

2  
**TD**

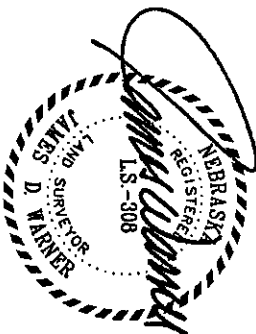
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EXHIBIT A-1



I HEREBY CERTIFY THAT THIS DRAWING WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



JUNE 21, 2005

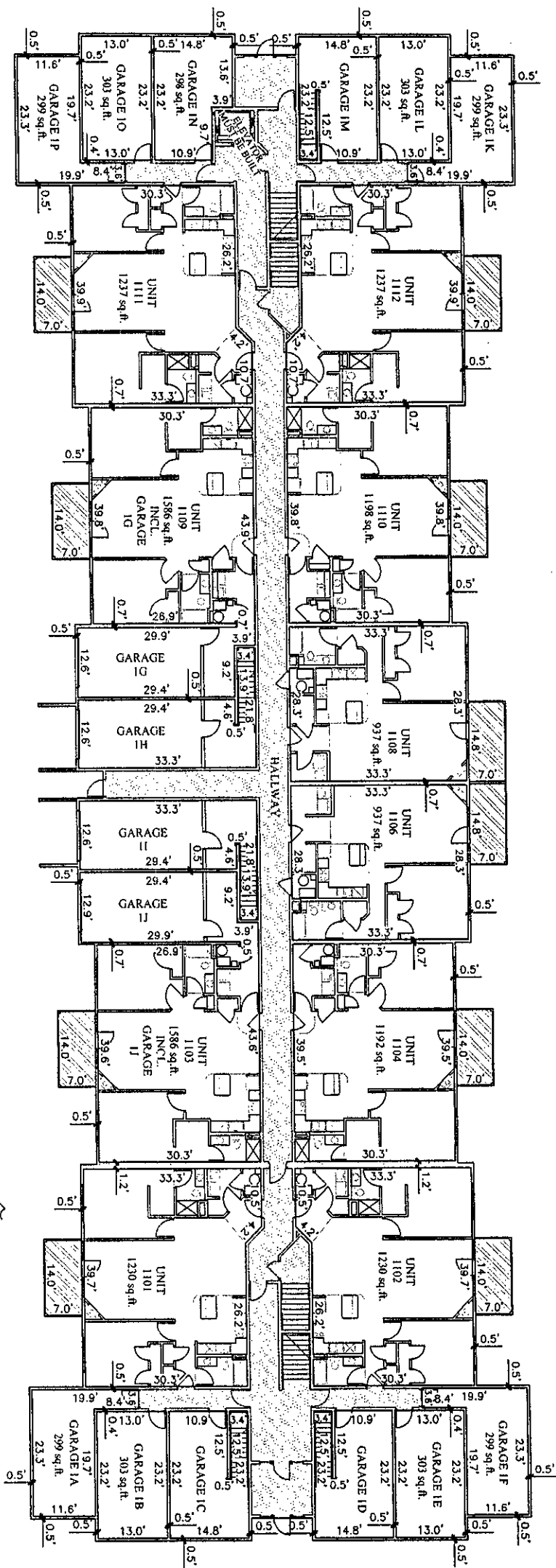
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REVISED JAN. 11, 2006

TO SHOW ADDITIONAL GARAGES

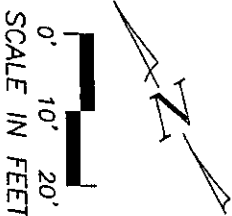
JAMES D. WARNER  
NEBRASKA R.L.S. 308

COMMON ELEMENT

LIMITED COMMON ELEMENT



# FIRST FLOOR BUILDING 1



SCALE IN FEET

SHEET 1 OF 13

SCALE: 1" = 20'
DATE: JUNE 21, 2005
DRAWN BY: JJP
CHECKED BY: JDW
REVISIONS:

## CONDOMINIUM REGIME



BELLE MEADE

EXHIBIT A-1

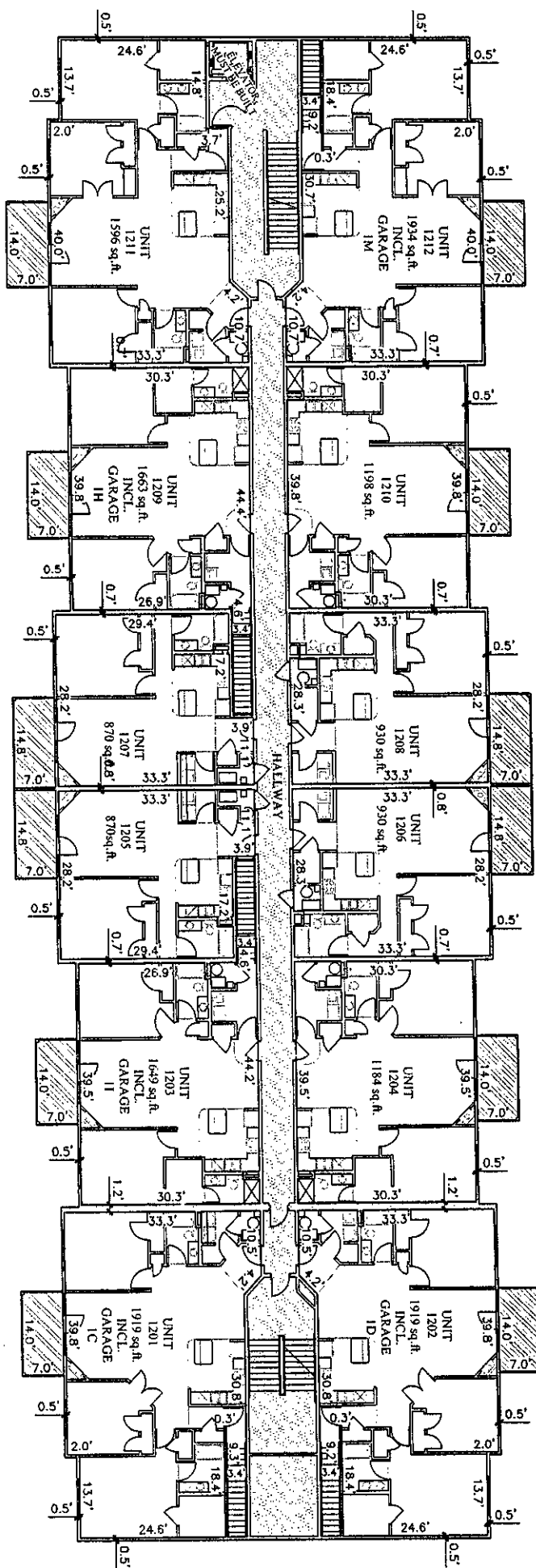
**THOMPSON, DREESSEN & DORNER, INC.**  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8880 FAX: (402)330-8886  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

200-334-157

200334157.DWG

 COMMON ELEMENT  
 LIMITED COMMON ELEMENT

# SECOND FLOOR BUILDING 1



0' 10' 20'  
 SCALE IN FEET

EXHIBIT A-1  
 SHEET 2 OF 13

SCALE: 1" = 20'  
 DATE: JUNE 21, 2005  
 DRAWN BY: JJP  
 CHECKED BY: JDW  
 REVISIONS:



## CONDOMINIUM REGIME

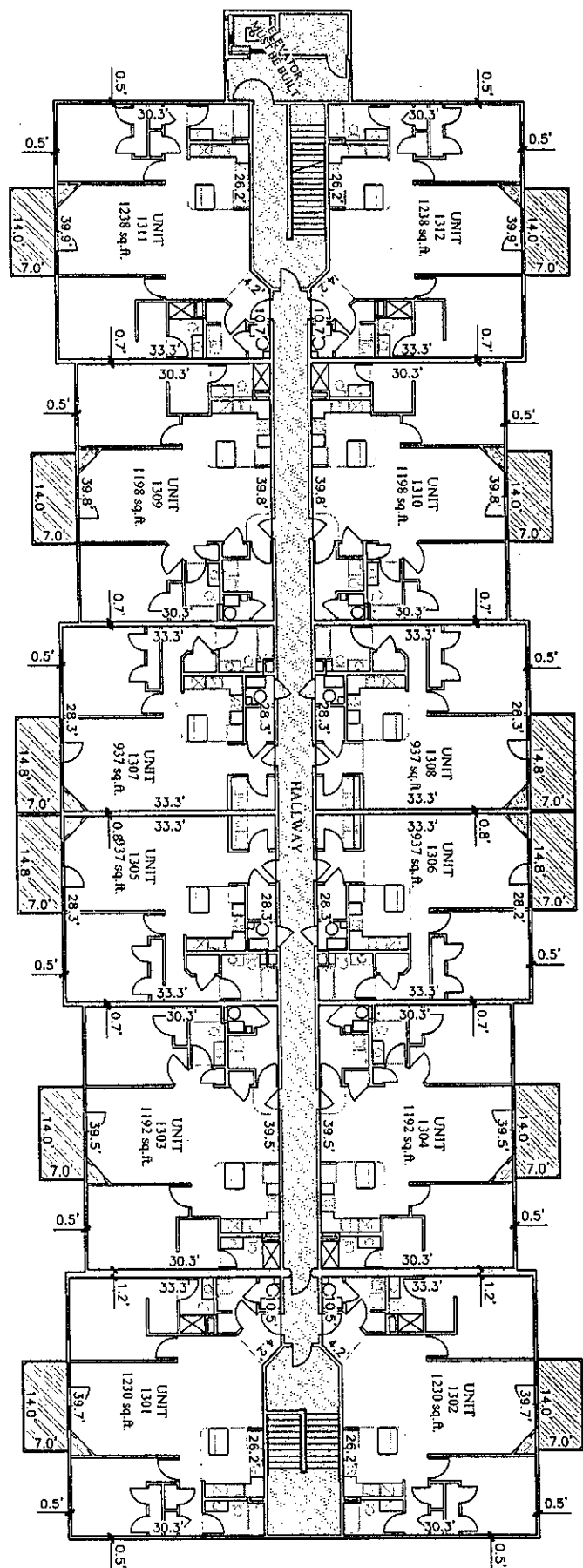
BELLE MEADE

EXHIBIT A-1

**THOMPSON, DREESSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 TEL: (402)330-8860 FAX: (402)330-8866  
 EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

200-334-157  
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 COMMON ELEMENT  
 LIMITED COMMON ELEMENT



THIRD FLOOR  
BUILDING 1



0' 10' 20'  
 SCALE IN FEET

SHEET 3 OF 13



**THOMPSON, DREESSEN & DÖRNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 TEL: (402)330-8880 FAX: (402)330-5866  
 EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

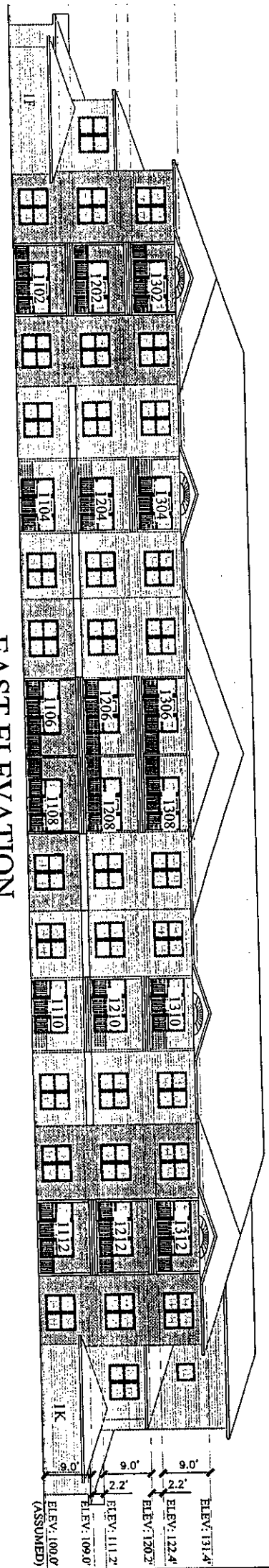
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BELLE MEADE

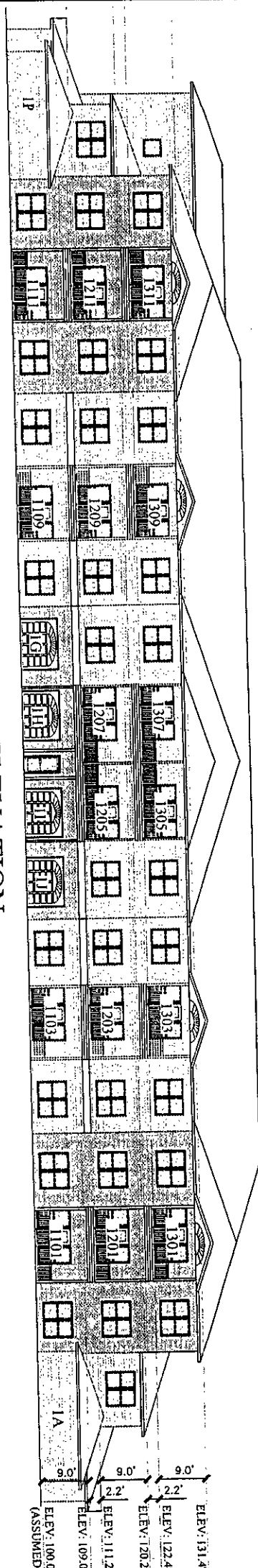
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DATE: JUNE 21, 2005
DRAWN BY: JJP
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REVISIONS:

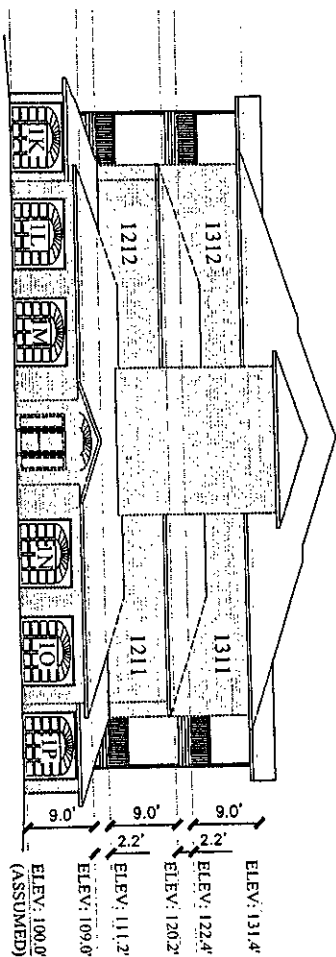
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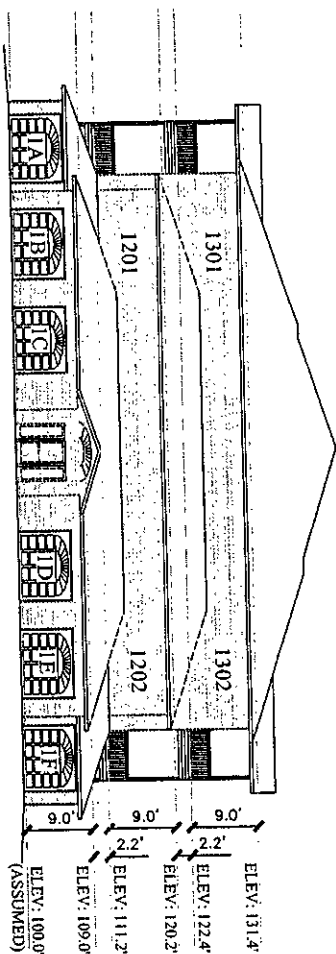
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SHEET 4 OF 13

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DATE: JUNE 21, 2005
DRAWN BY: JJP
CHECKED BY: JOW
REVISIONS:

CONDOMINIUM REGIME

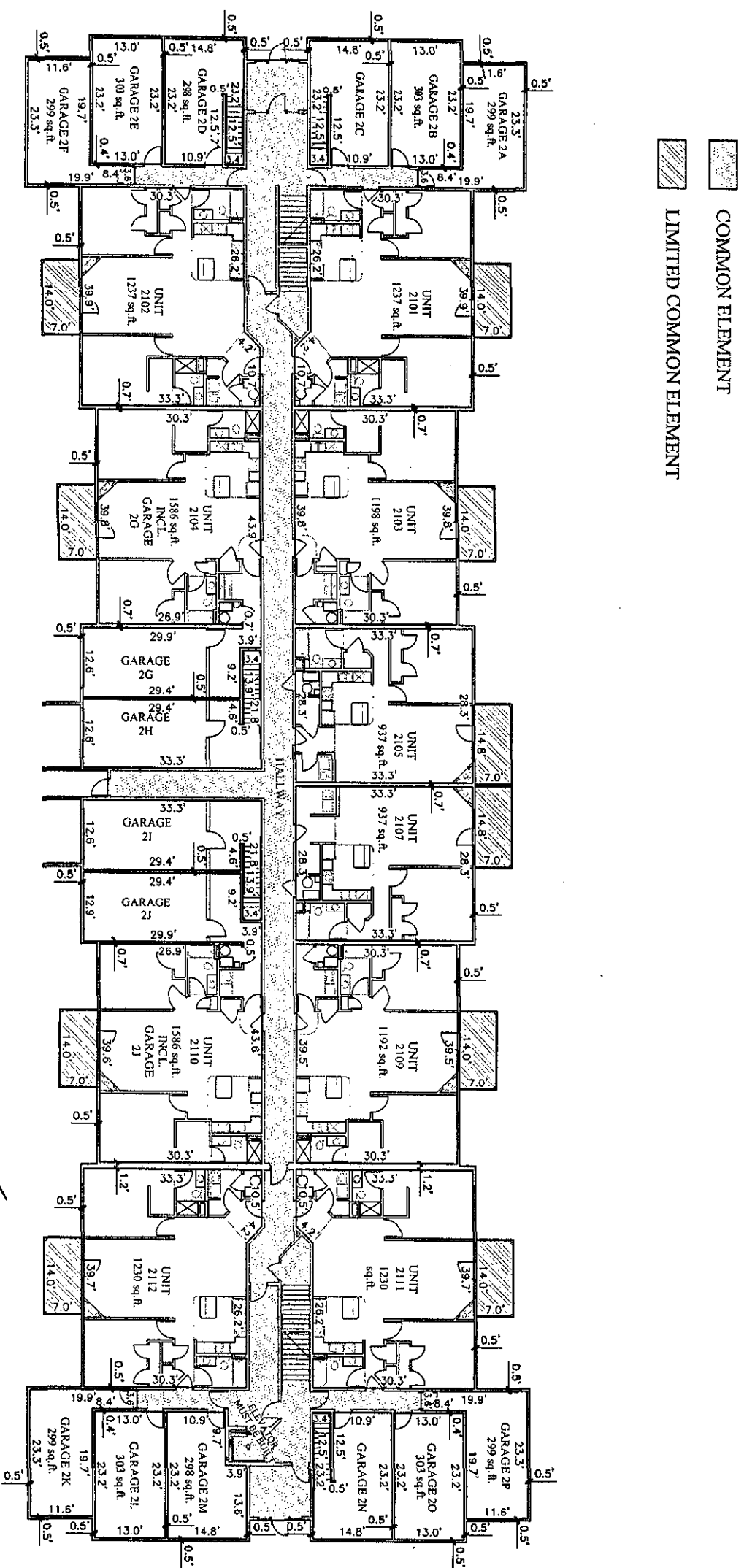
BELLE MEADE

EXHIBIT A-1

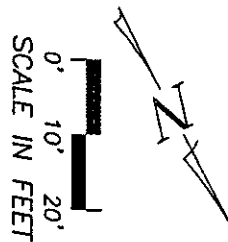
**THOMPSON, DREESSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 TEL: (402)330-5560 FAX: (402)330-5566  
 EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

200-334-157

2003/4/15/7.DWG



**FIRST FLOOR BUILDING 2**



**SHEET 5 OF 13**



**THOMPSON, DREESSEN & DÖRNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 TEL: (402)330-8860 FAX: (402)330-6866  
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**CONDOMINIUM REGIME**

**BELLE MEADE**

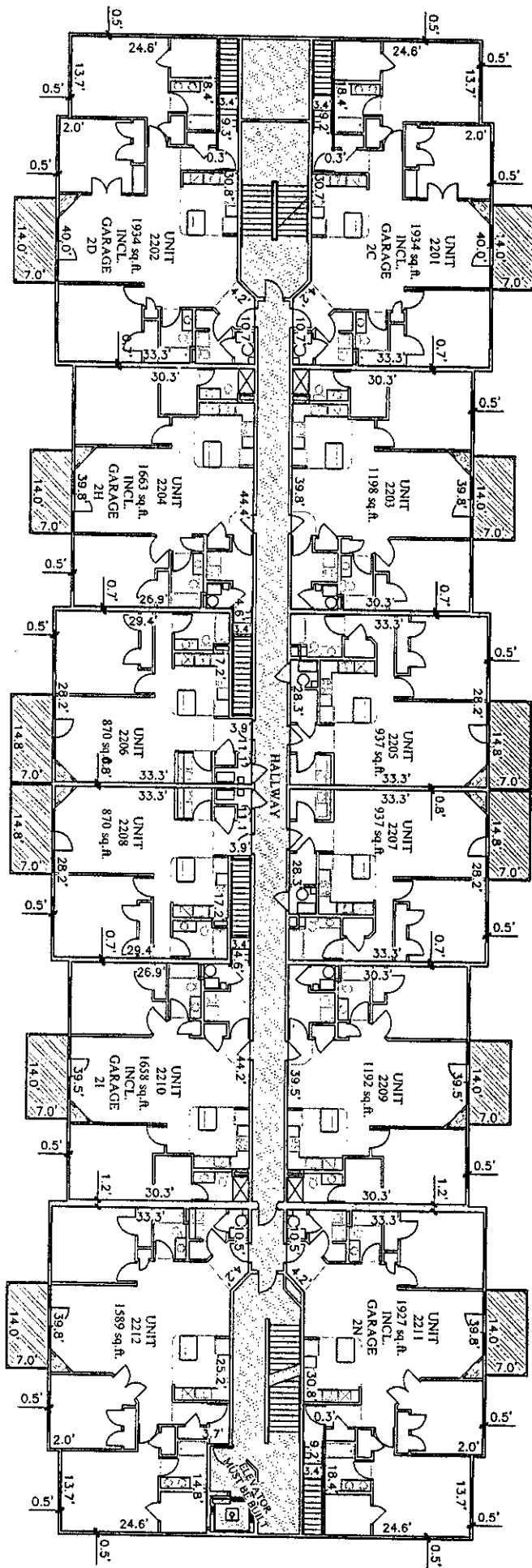
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DATE: JUNE 21, 2005
DRAWN BY: JJP
CHECKED BY: JDW
REVISIONS:

200-334-157  
 200334157.DWG

 COMMON ELEMENT  
 LIMITED COMMON ELEMENT

SECOND FLOOR  
BUILDING 2



0' 10' 20'  
 SCALE IN FEET

SHEET 6 OF 13



**THOMPSON, DREESSEN & DÖRNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 TEL: (402)330-8860 FAX: (402)330-5866  
 EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

CONDOMINIUM REGIME

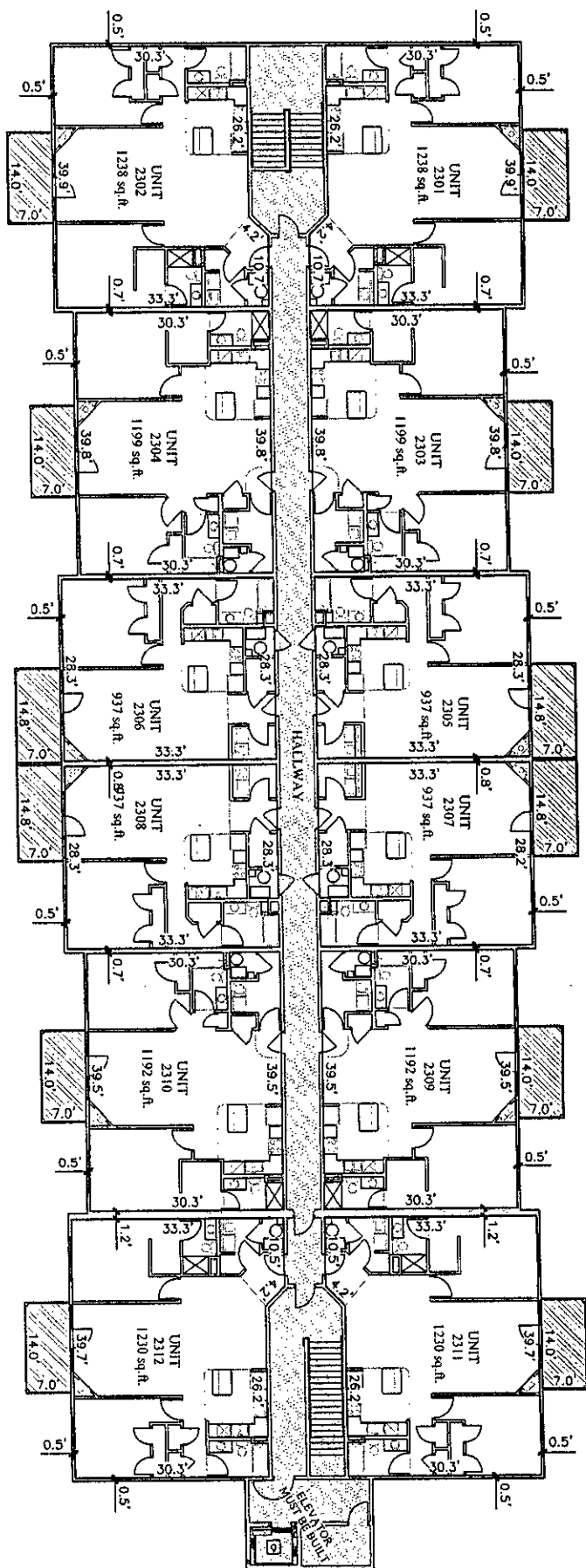
BELLE MEADE

EXHIBIT A-1

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 DATE: JUNE 21, 2005  
 DRAWN BY: JJP  
 CHECKED BY: JDW  
 REVISIONS:

200-334-157  
 200334157.DWG

COMMON ELEMENT  
LIMITED COMMON ELEMENT



THIRD FLOOR  
BUILDING 2

0' 10' 20'  
SCALE IN FEET  
SHEET 7 OF 13

SCALE: 1" = 20'  
DATE: JUNE 21, 2005  
DRAWN BY: JJP  
CHECKED BY: JDW  
REVISIONS:

CONDOMINIUM REGIME

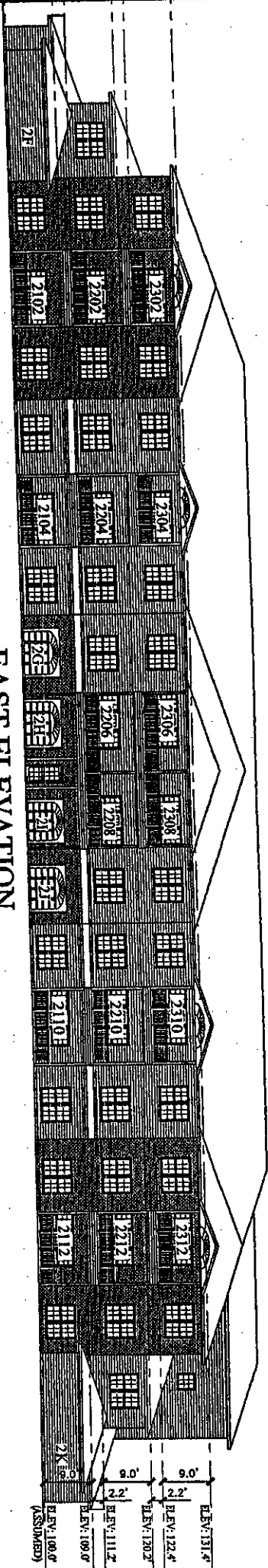
BELLE MEADE

EXHIBIT A-1



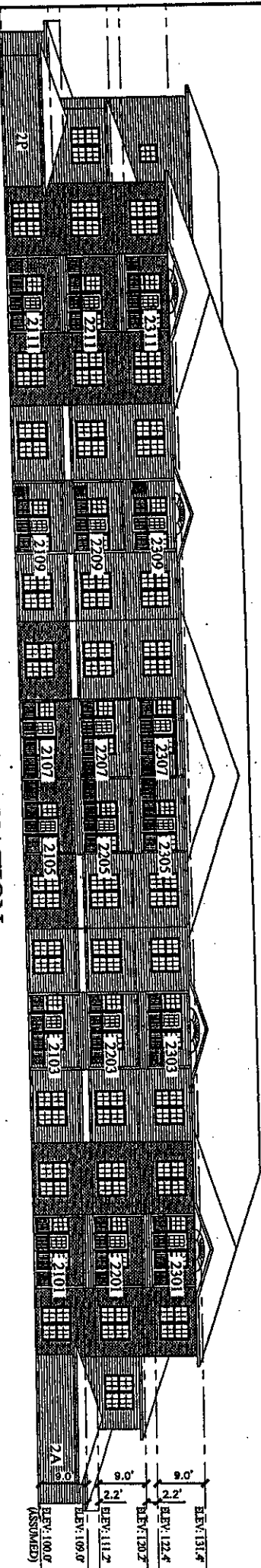
THOMPSON, DRESSEN & DÖRNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8860 FAX: (402)330-5666  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

200-334-157  
200334157.DWG

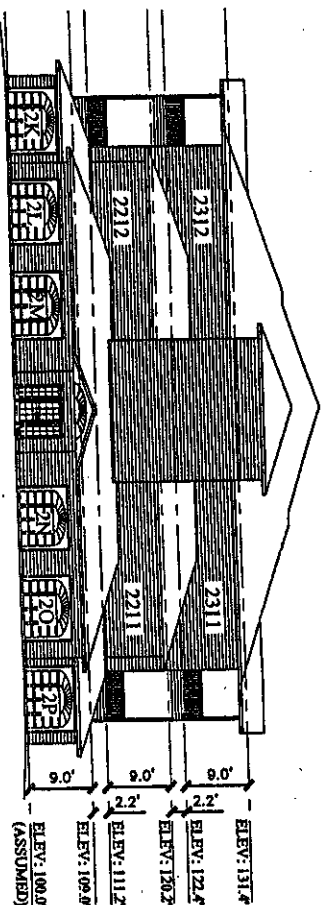


EAST ELEVATION

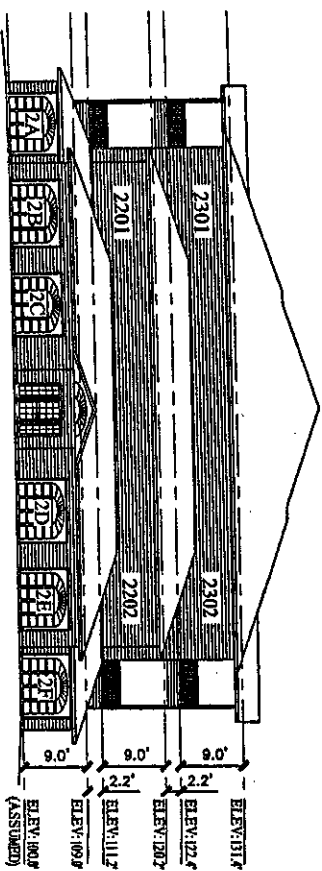
BUILDING 2



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SHEET 8 OF 13



**THOMPSON, DRESSEN & DÖRNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10835 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 TEL: (402) 830-8868 FAX: (402) 830-8868  
 EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

CONDOMINIUM REGIME

BELLE MEADE

EXHIBIT A-1

SCALE: 1" = 20'

DATE: JUNE 21, 2005 ..

DRAWN BY: JJP

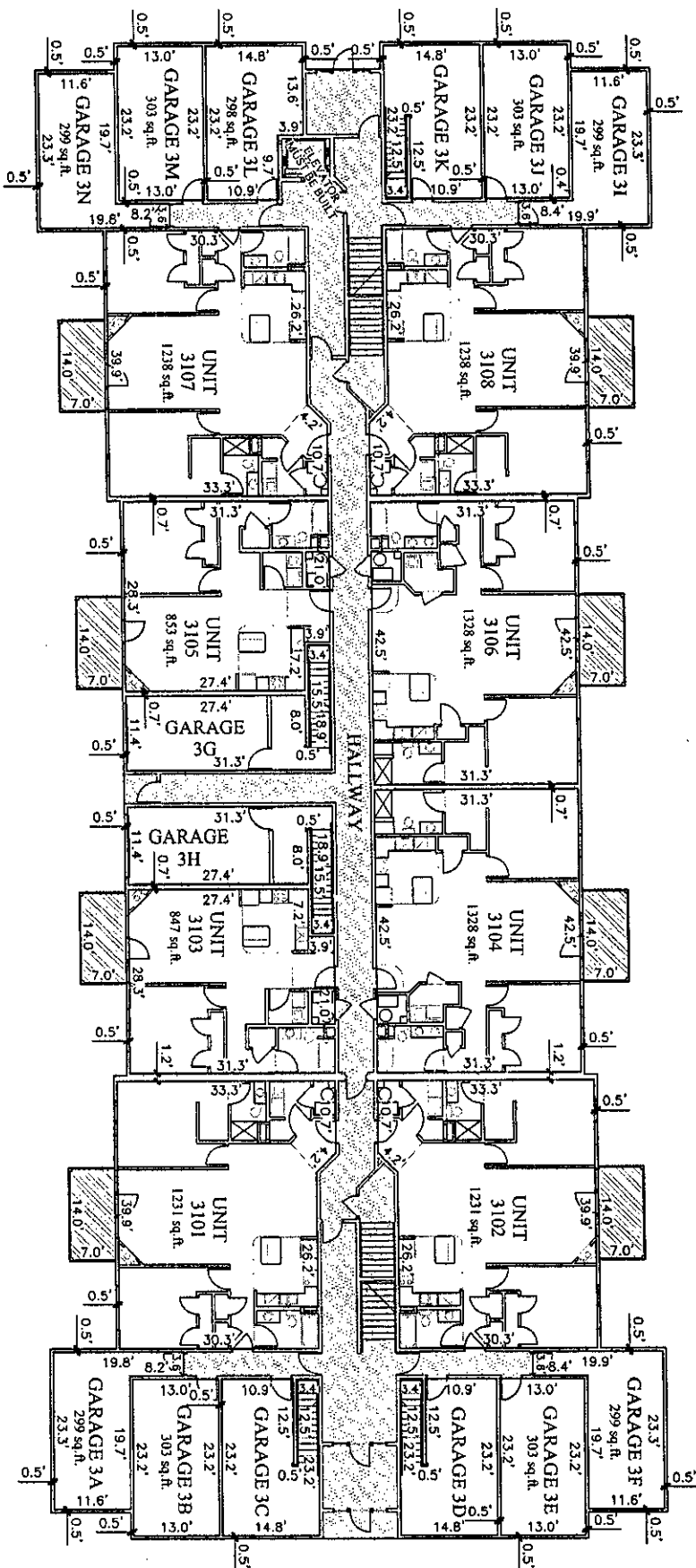
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REVISIONS:

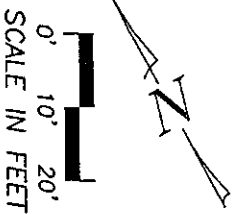
200-334-157

200334157.DWG

# FIRST FLOOR BUILDING 3



COMMON ELEMENT  
LIMITED COMMON ELEMENT



SCALE IN FEET

SHEET 9 OF 13



**THOMPSON, DREESSEN & DÖRNER, INC.**  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8660 FAX: (402)330-8666  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

CONDOMINIUM REGIME

BELLE MEADE

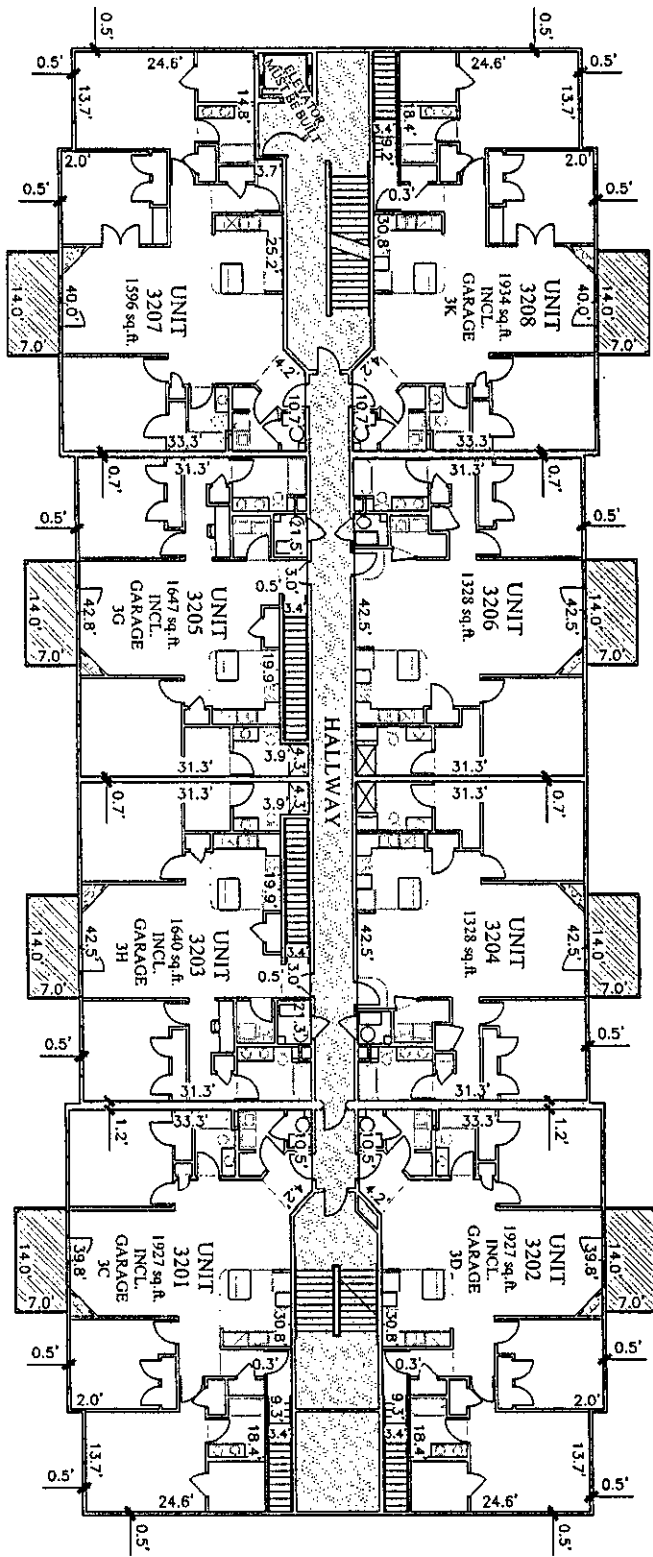
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SCALE: 1" = 20'  
DATE: JUNE 21, 2005  
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CHECKED BY: JDW  
REVISIONS:

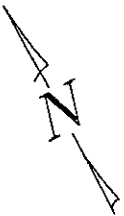
200-334-157

200334157.DWG

COMMON ELEMENT  
LIMITED COMMON ELEMENT



SECOND FLOOR  
BUILDING 3



0' 10' 20'  
SCALE IN FEET

SHEET 10 OF 13

SCALE: 1" = 20'
DATE: JUNE 21, 2005
DRAWN BY: JJP
CHECKED BY: JDW
REVISIONS:

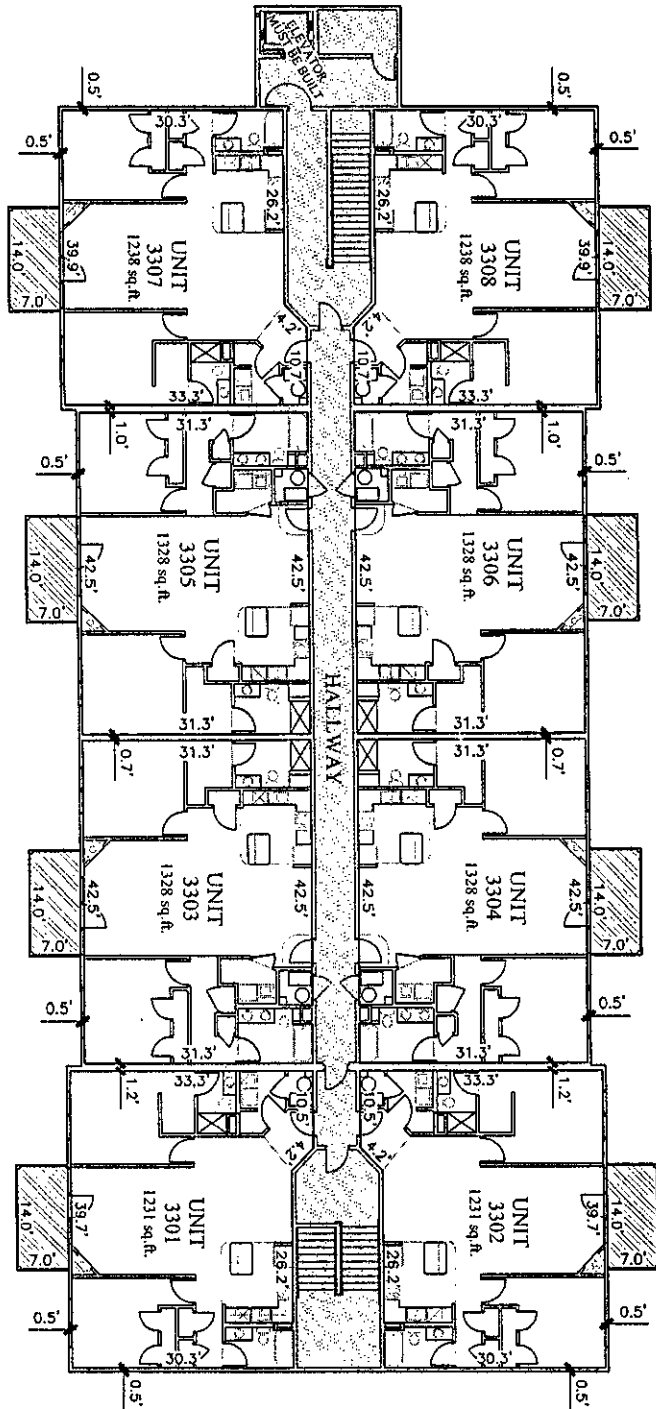
CONDOMINIUM REGIME	
BELLE MEADE	EXHIBIT A-1

**THOMPSON, DRESSEN & DORNER, INC.**  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8880 FAX: (402)330-6888  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

200-334-157  
2003/4/15/7 DWG

- COMMON ELEMENT
- LIMITED COMMON ELEMENT

# THIRD FLOOR BUILDING 3



0' 10' 20'  
SCALE IN FEET

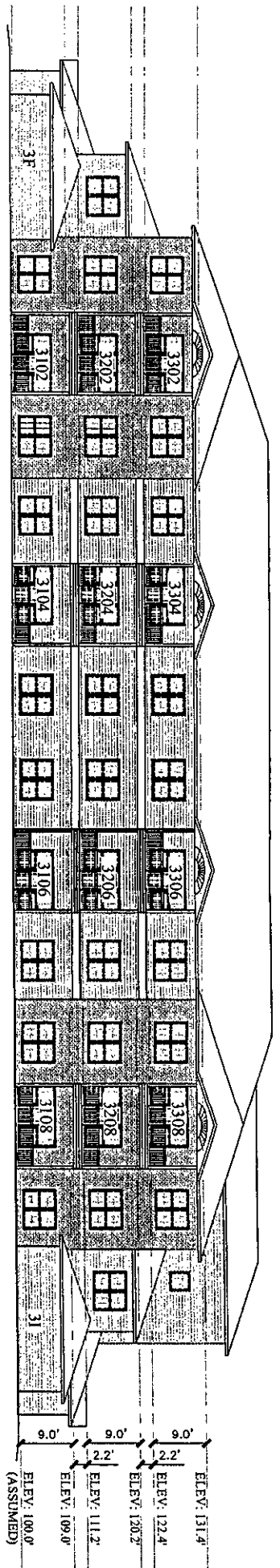
SHEET 11 OF 13

**TD<sup>2</sup>**  
**THOMPSON, DRESSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 TEL: (402)330-8860 FAX: (402)330-8866  
 EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

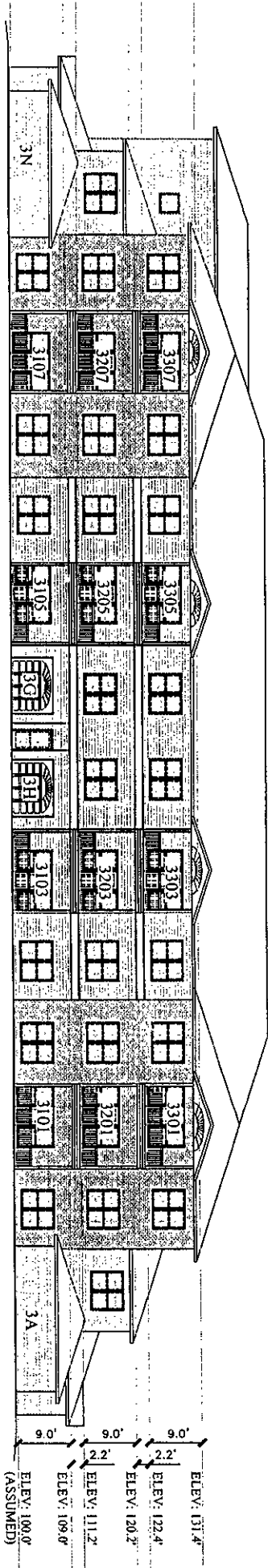
CONDOMINIUM REGIME

BELLE MEADE EXHIBIT A-1

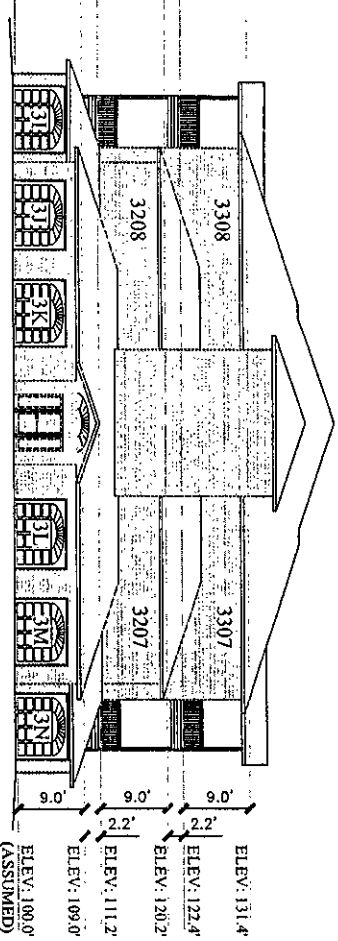
SCALE: 1" = 20'  
 DATE: JUNE 21, 2005  
 DRAWN BY: JJP  
 CHECKED BY: JDW  
 REVISIONS:



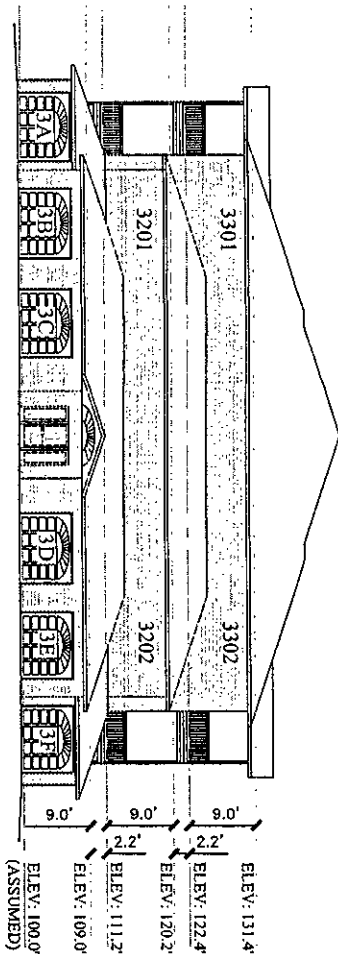
EAST ELEVATION



WEST ELEVATION

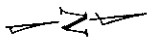


NORTH ELEVATION



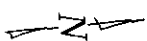
SOUTH ELEVATION

6	5	4	3	2	1
239 sq. ft.	239 sq. ft.	239 sq. ft.	239 sq. ft.	239 sq. ft.	239 sq. ft.



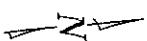
Garage Units 1-6

13	12	11	10	9	8	7
246 sq. ft.	249 sq. ft.	249 sq. ft.	249 sq. ft.	249 sq. ft.	249 sq. ft.	246 sq. ft.



Garage Units 7-13

29	28	27	26	25	24	23	22	21	20
251 sq. ft.	255 sq. ft.	255 sq. ft.	255 sq. ft.	255 sq. ft.	255 sq. ft.	255 sq. ft.	255 sq. ft.	255 sq. ft.	251 sq. ft.



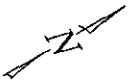
Garage Units 20-29

38	37	36	35
246 sq. ft.	249 sq. ft.	249 sq. ft.	246 sq. ft.



Garage Units 35-38

39	40	41	42	43
246 sq. ft.	249 sq. ft.	249 sq. ft.	249 sq. ft.	246 sq. ft.



Garage Units 39-43

44	45	46	47	48
245 sq. ft.	241 sq. ft.	241 sq. ft.	241 sq. ft.	245 sq. ft.



Garage Units 44-48

COMMON ELEMENT

# EXHIBIT "B"

## Belle Meade Condominium

Exhibit B

### Estimated Per Unit Monthly Assessment

Total Estimated Annual Budget:	166,700.00
Total Estimated Monthly Budget:	13,892
Total Square Footage of All Units:	135,319

Unit	Marketable Unit Sq. Ft	Unit Sq. Ft		Percentage Interest	Est. Monthly Unit Assessment
<b>Dwelling Units</b>					
1101	1294	1230		0.92%	126.27
1102	1294	1230		0.92%	126.27
1103	1625	1586	Incl. Garage 1J	1.18%	162.81
1104	1258	1192		0.89%	122.37
1106	986	937		0.70%	96.19
1108	986	937		0.70%	96.19
1109	1625	1586	Incl. Garage 1G	1.18%	162.81
1110	1258	1198		0.89%	122.98
1111	1294	1237		0.92%	126.99
1112	1294	1237		0.92%	126.99
1201	1994	1919	Incl. Garage 1C	1.43%	197.00
1202	1994	1919	Incl. Garage 1D	1.43%	197.00
1203	1625	1649	Incl. Garage 1I	1.23%	169.28
1204	1258	1184		0.88%	121.55
1205	920	870		0.65%	89.31
1206	986	930		0.69%	95.47
1207	920	870		0.65%	89.31
1208	986	930		0.69%	95.47
1209	1625	1663	Incl. Garage 1H	1.24%	170.72
1210	1258	1198		0.89%	122.98
1211	1994	1596		1.19%	163.84
1212	1994	1934	Incl. Garage 1M	1.44%	198.54
1301	1294	1230		0.92%	126.27
1302	1294	1230		0.92%	126.27
1303	1258	1192		0.89%	122.37
1304	1258	1192		0.89%	122.37
1305	986	937		0.70%	96.19
1306	986	937		0.70%	96.19
1307	986	937		0.70%	96.19
1308	986	937		0.70%	96.19
1309	1258	1198		0.89%	122.98
1310	1258	1198		0.89%	122.98
1311	1294	1238		0.92%	127.09

1312	1294	1238		0.92%	127.09
2101	1294	1237		0.92%	126.99
2102	1294	1237		0.92%	126.99
2103	1258	1198		0.89%	122.98
2104	1625	1586	Incl. Garage 2G	1.18%	162.81
2105	986	937		0.70%	96.19
2107	986	937		0.70%	96.19
2109	1258	1192		0.89%	122.37
2110	1625	1586	Incl. Garage 2J	1.18%	162.81
2111	1294	1230		0.92%	126.27
2112	1294	1230		0.92%	126.27
2201	1994	1934	Incl. Garage 2C	1.44%	198.54
2202	1994	1934	Incl. Garage 2D	1.44%	198.54
2203	1258	1198		0.89%	122.98
2204	1625	1663	Incl. Garage 2H	1.24%	170.72
2205	986	937		0.70%	96.19
2206	920	870		0.65%	89.31
2207	986	937		0.70%	96.19
2208	920	870		0.65%	89.31
2209	1258	1192		0.89%	122.37
2210	1625	1658	Incl. Garage 2I	1.24%	170.20
2211	1994	1927	Incl. Garage 2N	1.44%	197.82
2212	1994	1589		1.19%	163.12
2301	1294	1238		0.92%	127.09
2302	1294	1238		0.92%	127.09
2303	1258	1199		0.89%	123.08
2304	1258	1199		0.89%	123.08
2305	986	937		0.70%	96.19
2306	986	937		0.70%	96.19
2307	986	937		0.70%	96.19
2308	986	937		0.70%	96.19
2309	1258	1192		0.89%	122.37
2310	1258	1192		0.89%	122.37
2311	1294	1230		0.92%	126.27
2312	1294	1230		0.92%	126.27
3101	1294	1231		0.92%	126.37
3102	1294	1231		0.92%	126.37
3103	905	847		0.63%	86.95
3104	1404	1328		0.99%	136.33
3105	905	853		0.64%	87.57
3106	1404	1328		0.99%	136.33
3107	1294	1238		0.92%	127.09
3108	1294	1238		0.92%	127.09
3201	1994	1927	Incl. Garage 3C	1.44%	197.82
3202	1994	1927	Incl. Garage 3D	1.44%	197.82
3203	1710	1640	Incl. Garage 3H	1.22%	168.36
3204	1404	1328		0.99%	136.33
3205	1710	1647	Incl. Garage 3G	1.23%	169.07
3206	1404	1328		0.99%	136.33
3207	1994	1596		1.19%	163.84
3208	1994	1934	Incl. Garage 3K	1.44%	198.54
3301	1294	1231		0.92%	126.37

3302	1294	1231	0.92%	126.37
3303	1404	1328	0.99%	136.33
3304	1404	1328	0.99%	136.33
3305	1404	1328	0.99%	136.33
3306	1404	1328	0.99%	136.33
3307	1294	1238	0.92%	127.09
3308	1294	1238	0.92%	127.09

#### Attached Garage Units

1A		299	0.22%	30.69
1B		303	0.23%	31.10
1E		303	0.23%	31.10
1F		299	0.22%	30.69
1K		299	0.22%	30.69
1L		303	0.23%	31.10
1N		298	0.22%	30.59
1O	(1-O)	303	0.23%	31.10
1P		299	0.22%	30.69
2A		299	0.22%	30.69
2B		303	0.23%	31.10
<del>2D</del> 2M (KMF)		298	0.22%	30.59
2E		303	0.23%	31.10
2F		299	0.22%	30.69
2K		299	0.22%	30.69
2L		303	0.23%	31.10
2O	(2-O)	303	0.23%	31.10
2P		299	0.22%	30.69
3A		299	0.22%	30.69
3B		303	0.23%	31.10
3E		303	0.23%	31.10
3F		299	0.22%	30.69
3I		299	0.22%	30.69
3J		303	0.23%	31.10
3L		298	0.22%	30.59
3M		303	0.23%	31.10
3N		299	0.22%	30.69

#### Detached Garage Units

1		246	0.18%	25.25
2		249	0.19%	25.56
3		249	0.19%	25.56
4		249	0.19%	25.56
5		249	0.19%	25.56
6		246	0.18%	25.25
7	fka 1	246	0.18%	25.25
8	fka 2	249	0.19%	25.56
9	fka 3	249	0.19%	25.56
10	fka 4	249	0.19%	25.56
11	fka 5	249	0.19%	25.56
12	fka 6	249	0.19%	25.56

13	fka 7	246	0.18%	25.25
14	need not be built			
15	need not be built			
16	need not be built			
17	need not be built			
18	need not be built			
19	need not be built			
20	fka 8	251	0.19%	25.77
21	fka 9	255	0.19%	26.18
22	fka 10	255	0.19%	26.18
23	fka 11	255	0.19%	26.18
24	fka 12	255	0.19%	26.18
25	fka 13	255	0.19%	26.18
26	fka 14	255	0.19%	26.18
27	fka 15	255	0.19%	26.18
28	fka 16	255	0.19%	26.18
29	fka 17	251	0.19%	25.77
30	need not be built			
31	need not be built			
32	need not be built			
33	need not be built			
34	need not be built			
35		251	0.19%	25.77
36		255	0.19%	26.18
37		255	0.19%	26.18
38		251	0.19%	25.77
39		251	0.19%	25.77
40		255	0.19%	26.18
41		255	0.19%	26.18
42		255	0.19%	26.18
43		251	0.19%	25.77
44		251	0.19%	25.77
45		247	0.19%	25.38
46		247	0.19%	25.38
47		247	0.19%	25.38
48		251	0.19%	25.77

<b>Totals:</b>	<b>135,319</b> sq. ft	<b>Monthly budget: \$</b>	<b>13,764</b>
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<b>Annualized budget: \$</b>	<b>165,165</b>
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\* If additional garage units are built, the percent interests and monthly budget amounts will change.