

AMENDMENT NO. 1 TO DECLARATION
ESTABLISHING COLONIAL MANOR CONDOMINIUM

THIS AMENDMENT is made this 15th day of September, 1985 by PHOBE, INC., a Nebraska corporation (the "Declarant"), for itself and its successors and assigns.

Declarant is the owner of all of the Condominium Units within Colonial Manor Condominium, a condominium in Omaha, Douglas County, Nebraska, established by Declaration (the "Declaration") recorded in Book 1736, Page 406 in the office of the Register of Deeds of Douglas County, Nebraska.

Declarant hereby amends the Declaration in the following particulars, to wit: Paragraph 5.13 of the original Declaration is hereby deleted and the following is substituted in lieu thereof:

5.13 Statement of Unpaid Assessments. Upon written request by an Owner or his agent, or a prospective buyer or mortgagee of a Condominium Unit, the Association shall furnish a written statement, in recordable form, of the amount of any unpaid assessments, the amount of the current assessments with respect to such Unit, the dates that assessments are due, the amount of any advance payments made, prepaid items such as insurance premiums and reserves therefor and deficiencies in reserve accounts. Such statement shall be conclusive upon the Association in favor of all persons who rely thereon in good faith. Unless such request is complied with within ten days after receipt of written request therefor, all unpaid common expenses which become due prior to the date of such request shall be subordinate to the rights of the person requesting such statement. A reasonable service fee shall be paid for furnishing the statement of account.

IN WITNESS WHEREOF, Declarant has executed this Amendment to Declaration this 15th day of September, 1985.

(CORPORATE SEAL)

PHOBE, INC., a Nebraska corporation

ATTEST:

By: Donald M. Beals
Donald M. Beals, President

Chen Beals
Secretary

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 15th day of August, 1987 by Donald M. Beals, President of Phobe, Inc., a Nebraska corporation, on behalf of the corporation.



PHILIP L. PAUMENTER
GENERAL NOTARY
STATE OF NEBRASKA
MY COMMISSION EXPIRES
MAY 5, 1988

Philip L. Paumenter
Notary Public

W29.C10.1

Unit #1 Colonial Manor Condo

825-89-421403-1111 FEE 12.00
144-145-89/403 DEL. NO. 1
COMP SR. F/B 16-7042

RECEIVED
15224MISE
1987 AUG 27 PM 4:02
OFFICE OF THE REGISTER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Declarants are the current owners of all the condominium units within Colonial Manor Condominium, a condominium in Omaha, Douglas County, Nebraska, established by Declaration (the "Declaration") recorded in Book 1736, page 406 in the office of the Register of Deeds of Douglas County, Nebraska.

IN WITNESS WHEREOF, Declarants have executed this Amendment to Declaration this 13th day of August, 1987.

Phobe, Inc., a Nebraska corporation

By: *Donald M. Beals*
Donald M. Beals, President

ATTEST:

[Signature]
Secretary, Phobe, Inc.

BOYER, BISKUP, ENGEL ARCHITECTS
a professional corporation

By: *Robert W. Engel*
Its (Vice) President

ATTEST:

Robert W. Engel
Secretary, Boyer Biskup Engel, Architects
a professional corporation

Debra Stangl Van Beers
Debra Stangl Van Beers

Johannes Van Beers
Johannes Van Beers

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 13 day of August, 1987, by Donald M. Beals, president of Phobe, Inc., a Nebraska corporation, on behalf of the corporation.

GENERAL NOTARY - State of Nebraska
PAMELA A. TRAMP
My Comm. Exp. Nov. 5, 1988

Pamela A. Tramp
Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 13 day of August, 1987, by Robert W. Engel, (Vice) President of Boyer Biskup Engel Architects, a professional corporation, on behalf of the corporation.

GENERAL NOTARY - State of Nebraska
DARLA SEATON
My Comm. Exp. March 7, 1988

Darla Seaton
Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

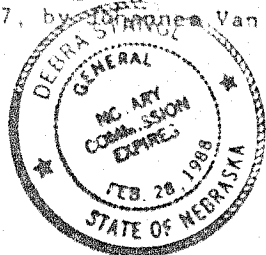
The foregoing instrument was acknowledged before me this 13 day of August, 1987, by Debra Stangl Van Beers.

GENERAL NOTARY - State of Nebraska
PAMELA A. TRAMP
My Comm. Exp. Nov. 5, 1988

Pamela A. Tramp
Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 13 day of August, 1987, by Debra Stangl Van Beers.



Debra Stangl Van Beers
Notary Public