800H 825 PAGE 144

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 essors and assigns.

Declarant is the owner of all of the Condominium Unics 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

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 WHEREON, Declarant has executed this Amendment to Declaration this 15th day of September, 1985.

(CORPORATE SEAL)

PHOBE, INC., a Nebraska corporation

ATTEST: Jun Blade

Donald M. Beals, President

STATE OF NEBRASKA) 99.

COUNTY OF DOUGLAS

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

PHILIP L. PAITMENTER

DENERAL NOTARY
ATATE OF NEBALAKA
MY CHIMBION EXPINE

May 5, 1938

Notary Public

101+ #1 Colonial Minor Condo 825 59-40014085 FEE 12.05.70 141-145 89/463 CEL 4/ NO D 150-2000 DR. FIB 16-7042

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 132 day of August, 1987.

Phobe, Inc., a Nebraska corpo

	Phobe, Inc., a Nebraska corporation
	But to the Kon to
	By: Donald M. Beals, President
ATTEST:	bonard in bears, President
Chan Chall and	BOYER, BISKUP, ENGEL ARCHITECTS
Allen Cloud	a professional corporation
Secretary , Phobe, Inc.	- protestat torporation
	By: Its (Vice) President
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John J. W. County	
Secretary, Boyer Biskup/Engel, Architecture a professional corporation	cts ()
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COUNTY OF DOUGLAS)	
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August, 1987, by Donald H. Seals, precide	at of Phobe Inc. a Nebraska corporation
on behalf of the corporation.)
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PAMELA A TRAMP	MICHANIA STARAN
My Comm. Era. Nov. 5, 198	Notary Public
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COUNTY OF DOUGLAS)	
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August, 1987, by Robert W. Engl.	(Vice) President of Boyer Biskup Engel
Architects, a professional corporation, or	n behalf of the corporation.
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DARLA BEATON	
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PAMELA A. TRAMP My Comm. Erp. Nov. 5, 1088	Notary Public
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STATE OF NEBRASKA)	
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COUNTY OF DOUGLAS)	
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August, 1987, by Tomphes Van Beers.	
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