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Lancaster County, NE Assessor/Register of Deeds Office Pages 4

SECOND AMENDMENT TO CONDOMINIUM DECLARATION OF KING'S CROSSING **CONDOMINIUM**

This Second Amendment to Condominium Declaration of King's Crossing Condominium (the "Second Amendment") is made effective this 7 day of March. 2011, by King Dan, LLC, a Nebraska limited liability company ("Declarant") and by K.C. Lincoln Condominium Association, a Nebraska non-profit company (the "Association").

PRELIMINARY STATEMENT

Declarant is named as the Declarant under the Condominium Declaration of King's Crossing Condominium, recorded with the Lancaster County Register of Deeds as Instrument No. 2009044540 on August 10, 2009 (the "Declaration") as amended by the First Amendment to Condominium Declaration of King's Crossing Condominium recorded with the Lancaster County Register of Deeds as Instrument No. 2011008039 on February 15, 2011 (the "Declaration"). The Declaration governs the ownership and the use of the real estate described as follows:

> Units 1, 2, 3, 5, 6 and 8, King's Crossing Condominium, a condominium, Lincoln, Lancaster County, Nebraska; in accordance with the Condominium Declaration recorded on August 10, 2009, with the Lancaster County Register of Deeds as Instrument No. 2009044540 as amended by the First Amendment to Condominium Declaration recorded on February 15, 2011, with the Lancaster County Register of Deeds as Instrument No. 2011008039

(the "Condominium").

The Association acts as the Association under the Declaration, performing all dues and holding all rights granted thereunder.

Section 14 of the Declaration provides as follows:

Declarant deserves the following development rights, which may be exercised in accordance with the Act... [to] create units, common elements, or limited common elements within the Condominium.

The Declarant has elected to exercise its authority under the Declaration to create an additional unit within the Condominium, to be known as Unit 4 of the Condominium.

The Declarant, together with the Association, has elected to update the Exhibits of the Declaration to reflect the addition of Unit 4 to the Condominium.

NOW, THEREFORE, the Declaration shall be amended as set forth below:

- 1. <u>Definitions.</u> Except as expressly set forth herein to the contrary, capitalized terms used in this Second Amendment shall be ascribed the same meaning as given to such terms in the Declaration.
 - 2. <u>Amendment.</u> The Declaration is amended in the following particulars:
 - a. Pursuant to the rights granted to Declarant under Section 14 of the Declaration, Unit 4 is hereby added to the Condominium as a Unit. The Unit Owner of Unit 4 shall initially be **King Dan, LLC, a Nebraska limited liability company**. The Unit Owner of Unit 4 shall be granted all rights and intents of a Unit Owner in the Condominium.
 - b. Addition of Unit 4. In order to cause the formation and addition of Unit 4 to the Condominium, the following exhibit of the Declaration is replaced as follows:

Page 1 of Exhibit "A" is deleted in its entirety and replaced by the revised Page 1 of Exhibit "A" attached hereto and incorporated herein by reference.

3. Except as expressly set forth in this Second Amendment, the Declaration and First Amendment shall continue in full force and effect in accordance with these terms.

Dated this 2 day of Arch, 2011.

King Dan, LLC,

a Nebraska limited liability company

STATE OF NEBRASKA

) ss.

COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 7 day of March, 2011, by Sam Manzitto, Sr., Manager of King Dan, LLC, a Nebraska limited liability company, on behalf of the company.

M. INGRID TATE
MY COMM. EXP. 10-5-13

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K.C. Lincoln Condominium Association

a Nebraska non-profit company

By:, President	
STATE OF NEBRASKA)	
COUNTY OF LANCASTER)	
The foregoing instrument was acknowledged Africal J. Manzillo President of K.C. Lincol company, on behalf of the company.	d before me this 7 day of Mard. 2011, by n Condominium Association, a Nebraska non-profit
GENERAL NOTARY-State of Nebraska M. INGRID TATE MY COMM EXP 10-5-13	Mongrid Oto Notary Public

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KING'S CROSSING CONDOMINIUM

