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GEORGE J. BROWN  
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CERTIFICATE OF AMENDMENT  
TO BY-LAWS  
OF  
SWANSON TOWERS CONDOMINIUM PROPERTY REGIME  
AND  
SWANSON TOWERS ASSOCIATION, INC.

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS.

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We, the undersigned, President and Secretary of the Swanson Towers Association, Inc., a non-profit corporation existing under and by virtue of the laws of the State of Nebraska, do hereby certify that at the Special Meeting duly called and held on July 17, 1995, by vote of more than two-thirds (66 2/3%) of the unit owners of the total basic value of the Swanson Towers Condominium Property Regime, by ballot, in person, and by proxy approved and adopted the Amendments to Articles V and VII of the By-Laws, a copy of which are attached hereto as Exhibit "A" and incorporated herein by this reference.

IN WITNESS WHEREOF, we Dr. Robert J. Engel, President, and Mary Rebensdorf, Secretary, have hereunder set our hands and the seal of the Corporation, this 28 day of August, 1995.

Robert J. Engel  
President

IMPRINTED CORPORATE SEAL  
REGISTER OF DEEDS

Attest:

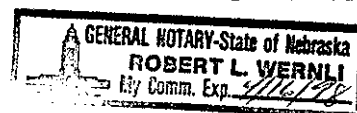
Mary Rebensdorf  
Secretary

Subscribed and sworn to before me this 28 day of August, 1995.

Robert J. Engel  
Notary Public

Please Return To:  
William A. Lynch  
TIEDEMAN, LYNCH, SMART & KAMPFE  
7101 Mercy Rd, Suite 212  
Omaha, NE 68106-2616

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS



(1) **Article V, Section 6** is hereby amended to read as follows:

"If any unit owner fails or refuses to make any payment of an assessment when due, the amount thereof shall constitute a lien on the interest of the unit owner in his unit and the Board of Administrators may record such lien in the Office of the Register of Deeds of Douglas County, Nebraska; whereupon, the lien shall be privileged over and prior to all liens and encumbrances except assessments, liens and charges for taxes past due and unpaid on the unit and except prior duly recorded mortgage and lien instruments. If an assessment is payable in installments, the full amount of the assessment is a lien from the time the first installment thereof becomes due. Assessments, annual or special or installment thereof, delinquent more than ten (10) days after the due date shall bear interest at the highest legal rate at which individuals may contract in Nebraska from the due date until paid. In addition, assessments delinquent more than ten (10) days shall require a record keeping charge of fifty dollars (\$50.00) for each month or fraction thereof that the assessment remains unpaid; additionally, there shall be incurred by each unit owner a record keeping charge of fifty dollars (\$50.00) for each lien that is placed against the applicable unit by the Board of Administrators. The Board of Administrators may at their discretion, waive the records keeping charge and/or the interest, providing that extenuating circumstances are involved."

(2) **Article V, Section 11** of the By-Laws of Swanson Towers Condominium Property Regime as adopted or amended, heretofore, is hereby repealed.

(3) The following is hereby adopted as **Article VII, Section 3** of the By-Laws:

"The Board shall be authorized to make expenditures for emergency items, including repairs, additions or substitutions it deems reasonably prudent; provided that it may not expend for such purposes more than 10% of the annual budget of the Association for the current year when the expenditure is made, for all such emergency items during the year then current. Such expenditures shall not require approval of the home-owners."

EXHIBIT "A"  
TO CERTIFICATE OF AMENDMENT TO BY-LAWS  
OF SWANSON TOWERS CONDOMINIUM PROPERTY REGIME  
AND SWANSON TOWERS ASSOCIATION, INC.

File and Index as to each of the following lots:

1A1, 1A2, 1A4, 1A5, 1A7, 1A8, 1A10 and 1A11.  
1B3, 1B6 and 1B12.

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2A1, 2A2, 2A4, 2A5, 2A7, 2A8, 2A10 and 2A11.  
2B3, 2B6, 2B9 and 2B12.

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3A1, 3A2, 3A4, 3A5, 3A7, 3A8, 3A10 and 3A11.  
3B3, 3B6, 3B9 and 3B12.

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4A1, 4A2, 4A4, 4A5, 4A7, 4A8, 4A10 and 4A11.  
4B3, 4B6, 4B9 and 4B12.

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5A1, 5A2, 5A4, 5A5, 5A7, 5A8, 5A10 and 5A11.  
5B3, 5B6 and 5B12.

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6-1, 6-2, 6-3, 6-4, 6-5, 6-6, 6-7, 6-8 and 6-9.

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1-1 and 1-2.