

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

At the annual meeting of the Swanson Towers Condominium Property Regime and Swanson Towers Association, Inc., held May 12, 1982, it was duly moved and seconded that Article VI of the By-Laws be amended to read as follows:

"Article VI, Insurance. The Association shall furnish and maintain in full force and effect a policy or policies of fire insurance with extended coverage, vandalism and malicious mischief endorsement, for the full insurable replacement value of the common element and of the units to provide for restoration thereof to tenable condition in the event of damage, [but not including furniture, or other personal property supplied or installed by unit owners], together with all air conditioning equipment and other service machinery contained therein. This policy or policies shall be written in the name of, and the proceeds thereof shall be payable to, the Association, as Attorney-in-Fact pursuant to Article X of these By-Laws, for each of the apartment owners in the percentages established in the Master Deed and to the respective mortgagees of the unit owners as their respective interest may appear. Said policy or policies shall provide for separate protection for each unit and its attached, built-in, or installed fixtures and equipment to the full insurable replacement value thereof and with a separate loss-payable replacement in favor of the mortgagee or mortgagees of each unit. Such policy or policies shall permit the waiver of subrogation and shall provide that the insurance company or companies will not look to the Board of Administrators, or any unit owner, for the recovery of any loss under such policy or policies. Such policy or policies shall not be cancellable except after ten days written notice to the mortgagee. A copy or a duplicate of such policy or policies shall be deposited with the mortgagee with evidence of the payment of premiums, and the renewal policy shall be deposited with the mortgagee not later than ten days prior to the expiration of existing policies. In addition, insurance shall be procured for Workmen's Compensation coverage (where applicable) and such other insurance as the Association may deem advisable from time to time, such other insurance to include public liability insurance in such limits as the Board may from time to time determine. Insurance premiums shall

be deemed common element expense, provided that all policies shall contain waivers of subrogation and further provided that the liability of the carriers issuing insurance obtained by the Board of Administrators shall not be affected or diminished by reason of any such additional insurance carried by an apartment owner."

This motion was voted upon by the owners of the condominium by written ballot and owners of units holding in excess of 66 and 2/3% of the basic value of the Condominium Regime using the percentages set forth in paragraph IX of the Master Deed, voted for such motion whereby the foregoing Amendment to the By-Laws was adopted.

DATED this 13th day of September, 1982.

SWANSON TOWERS CONDOMINIUM PROPERTY
REGIME AND SWANSON TOWERS ASSOCIATION,
INC.,

BY: Anne Ranks
Anne Ranks, Secretary

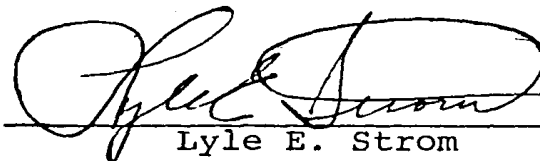
STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The undersigned, Lyle E. Strom, being first duly sworn, deposes and states as follows:

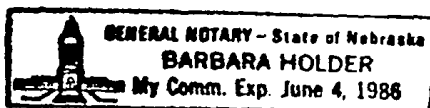
1. That he is an attorney with the law firm of Fitzgerald, Brown, Leahy, Strom, Schorr & Barmettler, of Omaha, Nebraska.

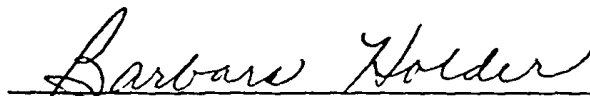
2. That Anne Ranks appeared before him and acknowledged to him that she executed the attached Amendment to By-Laws of Swanson Towers Condominium Property Regime and Swanson Towers Association, Inc. as its secretary and that the same is a true and correct copy of the Amendment to By-Laws which was adopted at the annual meeting of the Swanson Towers Condominium Property Regime and Swanson Towers Association, Inc., held May 12, 1982.

Dated this 17th day of September, 1982.


Lyle E. Strom

Subscribed and sworn to before me this 17th day of September, 1982.




Notary Public

The total value of the entire Condominium Regime is \$2,868,520.00, and the basic value of each apartment in the Condominium Regime; the area of each apartment; the percentage which each apartment shall share in the expenses of, and the rights in, common elements; and the votes each unit owner(s) is entitled to in the Swanson Towers Association, Inc., are as follows:

<u>APARTMENT NUMBER</u>	<u>BASIC VALUE</u>	<u>AREA (SQ. FT.)</u>	<u>PER- CENTAGE</u>	<u>VOTES</u>
1A1✓	\$41,088	1,833.97	1.432	1,432
1A2✓	41,088	1,833.97	1.432	1,432
1B3✓	22,672	858.45	.790	790
1A4✓	41,088	1,833.97	1.432	1,432
1A5✓	41,088	1,833.97	1.432	1,432
1B6✓	22,672	858.40	.790	790
1A7✓	41,856	1,868.26	1.459	1,459
1A8✓	46,216	2,063.10	1.611	1,611
1A10✓	55,184	2,463.33	1.924	1,924
1A11✓	46,856	2,091.77	1.635	1,635
1B12✓	15,864	600.69	.553	553
2A1✓	42,552	1,833.97	1.483	1,483
2A2✓	42,552	1,833.97	1.482	1,483
2B3✓	23,352	858.49	.814	814
2A4✓	42,552	1,833.97	1.483	1,483
2A5✓	42,552	1,833.97	1.483	1,483
2B6✓	23,352	858.49	.814	814
2A7✓	43,344	1,868.26	1.511	1,511
2A8✓	42,552	1,833.97	1.483	1,483
2B9✓	23,352	858.49	.814	814
2A10✓	42,552	1,833.97	1.483	1,483

<u>APARTMENT NUMBER</u>	<u>BASIC VALUE</u>	<u>AREA (SQ. FT.)</u>	<u>PER-- CENTAGE</u>	<u>VOTES</u>
2A11 ✓	\$42,552	1,833.97	1.483	1,483
2B12 ✓	23,352	858.49	.814	814
3A1 ✓	44,016	1,833.97	1.534	1,534
3A2 ✓	44,016	1,833.97	1.534	1,534
3B3 ✓	24,040	858.49	.838	838
3A4 ✓	44,016	1,833.97	1.534	1,534
3A5 ✓	44,016	1,833.97	1.534	1,534
3B6 ✓	24,040	858.49	.838	838
3A7 ✓	44,016	1,833.97	1.534	1,534
3A8 ✓	44,016	1,833.97	1.534	1,534
3B9 ✓	24,040	858.49	.838	838
3A10 ✓	44,016	1,833.97	1.534	1,534
3A11 ✓	44,016	1,833.97	1.534	1,534
3B12 ✓	24,040	858.49	.838	838
4A1 ✓	45,488	1,833.97	1.585	1,585
4A2 ✓	45,488	1,833.97	1.585	1,585
4B3 ✓	24,000	600.69	.837	837
4A4 ✓	51,880	2,091.77	1.809	1,809
4A5 ✓	45,488	1,833.97	1.585	1,585
4B6 ✓	24,728	858.49	.862	862
4A7 ✓	45,488	1,833.97	1.585	1,585
4A8 ✓	45,488	1,833.97	1.585	1,585
4B9 ✓	24,728	858.49	.862	862
4A10 ✓	45,488	1,833.97	1.585	1,585
4A11 ✓	45,488	1,833.97	1.585	1,585

<u>APARTMENT NUMBER</u>	<u>BASIC VALUE</u>	<u>AREA (SQ. FT.)</u>	<u>PER- CENTAGE</u>	<u>VOTES</u>
4B12✓	\$24,728	858.49	.862	862
5A1✓	46,952	1,833.97	1.637	1,637
5A2✓	46,952	1,833.97	1.637	1,637
5B3✓	25,416	858.49	.886	886
5A4✓	46,952	1,833.97	1.637	1,637
5A5✓	46,952	1,833.97	1.637	1,637
5B6✓	25,416	858.49	.886	886
5A7✓	46,952	1,833.97	1.637	1,637
5A8✓	62,328	2,423.66	2.173	2,173
5A10✓	53,552	2,091.77	1.877	1,877
5A11✓	46,952	1,833.97	1.638	1,638
5B12✓	25,416	858.49	.886	886
6-1✓	91,232	3,081.93	3.180	3,180
6-2✓	71,368	2,410.86	2.488	2,488
6-3✓	54,288	1,833.97	1.893	1,893
6-4✓	54,288	1,833.97	1.893	1,893
6-5✓	81,136	2,741.06	2.828	2,828
6-6✓	55,304	1,868.26	1.928	1,928
6-7✓	67,480	2,230.77	2.302	2,302
6-8✓	54,288	1,833.97	1.893	1,893
6-9✓	12,640	476.00	.491	491
1-1✓	25,600	804.00	.892	892
1-2✓	60,000	2,976.47	2.092	2,092

W I T N E S S E T H:

I. PURPOSE AND NAME.

The purpose of this Master Deed is to submit the lands described herein and the improvements built thereon (hereinafter referred to as the "Property"), to the condominium form of ownership in the manner provided by Sections 76-801 through 76-824, R.R.S. Nebraska, and the name by which this condominium is to be identified is Swanson Towers Condominium Property Regime (or sometimes herein called "Condominium Regime").

II. PROPERTY SUBMITTED.

The lands owned by the Developer which are hereby submitted to the Condominium Regime are described as follows:

Lots 8, 9, 10, 11, 12, 13, and 14, Inclusive, Indian Hills Village, an Addition to the City of Omaha, Douglas County, Nebraska.

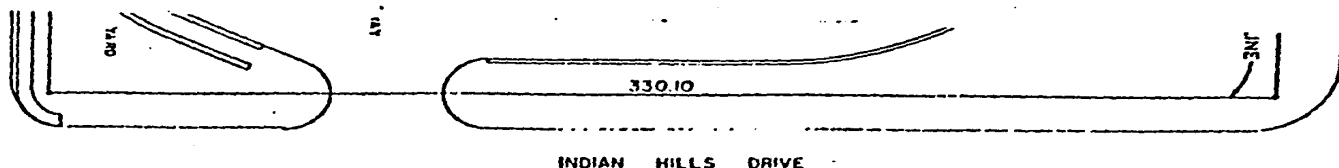
III. DEFINITIONS.

Except as hereinafter provided, the definitions set forth in Section 76-802, R.R.S. Nebraska shall govern this Master Deed, and the By-Laws of the Condominium Regime.

IV. DESCRIPTION OF REGIME.

The Condominium Regime will consist of one (1) building which has six (6) stories above the ground floor, a basement, and a subbasement, and contains sixty-nine (69) apartments, which may only be used for residential purposes. The Condominium Regime will also include automobile garages, parking areas, gardens and landscaping, tennis courts, and swimming pool. The total ground floor area of the building, including indoor garages, aggregates 174,988 square feet and the total land area aggregates 198,839 square feet. Said building and improvements together with their location on the land

EXHIBIT "1"



RECEIVED
1982 SEP 17 PM 4:22

C. HATFIELD
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

677
297
677

3825
165
6-597

4 Mead