

CERTIFICATE OF AMENDMENT
TO BY-LAWS
OF

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

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 June 18, 1984, 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 I, V and XIII of the By-Laws, a copy of which is attached hereto and marked Appendix I.

IN WITNESS WHEREOF, we H. W. Monsky, President, and Anne Ranks, Secretary, have hereunto set our hands and the seal of the Corporation, this 14 day of September, 1984.

[Corporate Seal]

President

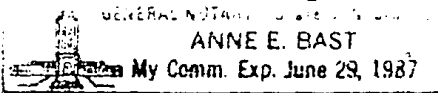
Attest:

Secretary

Subscribed and sworn to before me this 14th day of September, 1984.

Notary Public

My Commission Expires:



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

At the special meeting of the unit owners of the Swanson Towers Condominium Regime and Swanson Towers Association, Inc., held on June 18, 1984, it was duly moved and seconded that the By-Laws be amended by adding the following to the applicable articles.

"Article I, Section 6. Definition. Reference in the By-Laws to "record owners" or "unit owners" or similar words shall be deemed to include the spouse residing with the individual who is the legal or equitable owner of the condominium unit.

"Article V, Section 12. Charges for Late Payment of Assessments and Withholding of Privileges. There shall be a charge imposed for late payment of any annual or special assessment, or installment thereof, in an amount equal to ten percent (10%) of such delinquency and an additional ten percent (10%) shall be imposed upon the total amount (delinquency plus previous late charge) for each succeeding month thereafter that such assessment shall remain unpaid. The Board of Administrators, in its sole discretion, shall have the power to waive or rescind such late charges upon a showing of good cause.

~~During the period that any annual or special assessment shall remain delinquent, the Board of Administrators, in its sole discretion, shall have the power after ten (10) days written notice to the unit owner and opportunity to be heard, to suspend partially or wholly all or any of the rights or privileges of membership of such unit owner and to deny to such unit owner access to or use of any portion of the common facilities or services provided by the Association for its membership.~~

"Article XIII, Section 1. Notices. All notices hereunder shall be delivered to or sent by registered or certified mail to the Board of Administrators c/o the managing agent, or if there is no managing agent, to the office of the Board of Administrators or to such other address as the Board of Administrators may hereafter designate from time to time, by notice in writing to all unit owners. All notices to any unit owner shall be delivered to or sent by first class mail, postage prepaid, to the building or to such other address as may have been designated by the unit owner, from time to time, in writing to the Board of

Administrators. All notices shall be deemed to have been given when delivered or mailed except notices of change of address which shall be deemed to have been given when received."

The foregoing motion was voted upon and approved by owners of units holding more than 66 2/3% of the basic value of the Condominium Regime, using the percentages set forth in Paragraph IX of the Master Deed.

Dated this 18th day of June, 1984.

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

By: /s/ Anne Ranks
Secretary

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GEORGE J. BUCLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Book 743
Page 503
of Master Deed

Fee 50.00 v.w.
Del TW
Index 191X
Comped 11/11
N 86-2975
Comped MC