

62-1-8 Berkeley Square, Inc.

**AMENDMENT TO THE BY-LAWS**

**OF**

**BERKELEY SQUARE CONDOMINIUMS**

**LINCOLN, NEBRASKA**

In accordance with Article XIII of the By-Laws of Berkeley Square Condominium, notice of the following proposed amendment was given to each Co-Owner at least fourteen (14) days in advance of the meeting at which said amendment was to be discussed and voted upon. At least sixty-six and two-thirds percent (66 2/3%) of the total owners voted in person or by proxy at the duly called meeting to hereby amend the By-Laws of Berkeley Square Condominium, Lincoln, Nebraska, legally described as:

Block Six (6), Lot Seven (7), Skyline Rolling Hills Second Addition, Lincoln, Lancaster County, Nebraska, also known as 5809 Berkeley Drive, Lincoln, Lancaster County, Nebraska 68512.

Article VI, Section 2(A) of said By-Laws is hereby amended to read as follows:

**Section 2. Insurance Coverage.**

- A. The Board of Administrators shall be required to obtain and maintain the following insurance: (1) fire insurance with extended coverage, vandalism, malicious mischief, and windstorm endorsements, insuring the entire Property and covering the interests of the Board of Administrators and all Co-Owners and their mortgagees, as their interests may appear, in an amount equal to the maximum insurable replacement value of the Property, without deduction for depreciation; (2) workmen's compensation insurance if and to the extent necessary to meet the requirements of law; and (3) such other insurance as the Board of Administrators may determine or as may be requested from time to time by a majority of the Co-Owners.

Article VII, Section 1 of said By-Laws is hereby amended to read as follows:

**Section 1. When Repair and Reconstruction Are Required.** In the event of damage to or destruction of all or any part of the Building as a result of fire, or other casualty (unless more than three-fourths (3/4) of the Building is destroyed and three-fourths (3/4) of the Co-Owners fail to vote in favor of reconstruction and repair of the Buildings

at a meeting called within one hundred (100) days after the occurrence of the casualty; or, if by such date the insurance loss has not been finally adjusted, then within thirty (30) days thereafter), the Board of Administrators shall arrange for and supervise the prompt repair and restoration of the Building (including any damaged Units). Notwithstanding the foregoing, each Co-Owner shall have the right to supervise the redecorating of his own Unit.

These Amendments adopted this 26 day of February, 1994.

Wendy Caplan Unit #4

Shari K. Guering Unit 5

Mary M. Mead, Unit #1

Thomas J. Caplan, Unit #7

Janece J. Krizan unit #2

W.D. A. Lee unit #6

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF NEBRASKA )  
 ) ss:  
LANCASTER COUNTY )

On this 26 day of February, 1994, there appeared before me, a Notary Public in and for said County, Rocky Buffum

personally known to me to be the identical person who subscribed the above and foregoing document, and acknowledged that said execution was his/her voluntary act and deed.

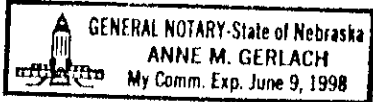


Anne M Gerlach  
Notary Public

STATE OF NEBRASKA )  
 ) ss:  
LANCASTER COUNTY )

On this 26 day of February, 1994, there appeared before me, a Notary Public in and for said County, Sharon A. Lockery

personally known to me to be the identical person who subscribed the above and foregoing document, and acknowledged that said execution was his/her voluntary act and deed.

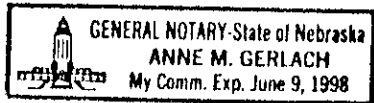


Anne M Gerlach  
Notary Public

STATE OF NEBRASKA )  
 ) ss:  
LANCASTER COUNTY )

On this 26 day of February, 1994, there appeared before me, a Notary Public in and for said County, Mary W. Neal

personally known to me to be the identical person who subscribed the above and foregoing document, and acknowledged that said execution was his/her voluntary act and deed.

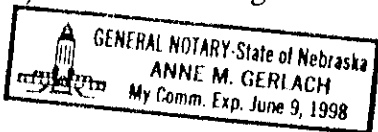


Anne M Gerlach  
Notary Public

STATE OF NEBRASKA )  
 ) ss:  
LANCASTER COUNTY )

On this 26 day of February, 1994, there appeared before me, a Notary Public in and for said County, Thomas G. Toliver

personally known to me to be the identical person who subscribed the above and foregoing document, and acknowledged that said execution was his/her voluntary act and deed.

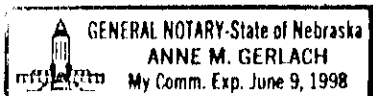


Anne M. Gerlach  
Notary Public

STATE OF NEBRASKA )  
 ) ss:  
LANCASTER COUNTY )

On this 26 day of February, 1994, there appeared before me, a Notary Public in and for said County, Janice G. Kreyer

personally known to me to be the identical person who subscribed the above and foregoing document, and acknowledged that said execution was his/her voluntary act and deed.

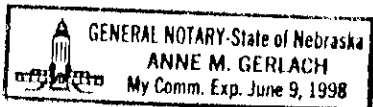


Anne M. Gerlach  
Notary Public

STATE OF NEBRASKA )  
 ) ss:  
LANCASTER COUNTY )

On this 26 day of February, 1994, there appeared before me, a Notary Public in and for said County, Todd E. George

personally known to me to be the identical person who subscribed the above and foregoing document, and acknowledged that said execution was his/her voluntary act and deed.



Anne M. Gerlach  
Notary Public

BLOCK  
NO  
CODE  
BESQD  
CHECKED  
ce  
ENTERED  
sm  
EDITED

-4-

Nancy M. Moad  
5809 Berkeley Dr  
Unit #1  
Lincoln NE 68512

May 10 1 11 PM '95

INST. NO 95 12593