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AMENDED DECLARATION

COTNER PLACE CONDOMINIUMS, INC., A Nebraska Corporation, hereby amends the Declaration as filed on the 15th day of April, 1985 in the Register of Deeds of Lancaster County, Nebraska and recorded as Instrument No. 85-9292.

1. The Board of Administrators, previously known as the Executive Board, shall hereinafter be known solely as the Board of Administrators. "Directors" and "Executive Board" members shall hereinafter be referred to as the "Board of Administrators".

2. Ownership and occupancy shall be restricted to those persons who have reached the age of fifty-five (55) years or older. An owner having attained the age of fifty-five (55) years shall be allowed to reside with occupants less than fifty-five (55) years of age.

3. Paragraph 13 shall be amended to read as follows:

"13. **PETS:** No animals of any kind shall be kept in any unit for any commercial purpose. The Executive Board may establish rules governing pets which may be kept in any unit, including prohibition of all pets or removal of any pet which becomes an annoyance to other unit owners.

Pets shall not be permitted upon the common elements unless leashed and accompanied by an adult. Each unit owner shall indemnify the Association, all other unit owners and the declarant against any liability arising from maintaining a pet. No pet shall be larger than twenty pounds and taller than twelve inches at the shoulder. No owner shall maintain an exotic pet or pet that endangers other pets or property of unit owners. Only licensed neutered pets may be maintained upon the property. Pet owners shall register pets with the Board of Administrators.

Failure to abide by these rules and regulations regarding pets may be cause for removal of the pet."

4. Paragraph 17 of the Declaration is hereby amended to provide that each unit is entitled to one vote for all purposes relating to the management and operation of the Cotner Place Condominium Association.

5. Paragraph 18 of the Declaration is hereby eliminated in its entirety.

6. Paragraph 19 of the Declaration is hereby eliminated in its entirety and the following is substituted therefor:

"19. **MAINTENANCE OF COMMON ELEMENTS:** The Association shall maintain all common elements. The Association may not enter any unit for maintenance or other purposes without the express written consent of the owner, provided, however, the Association may enter a unit in a bona fide emergency to protect life or property of the unit owner or adjacent unit owners."

*John Rouse
1024 K St
Lincoln, Ne. 68508*

7. Paragraph 27 of the Declaration "Common Expenses and Lien" shall be eliminated in its entirety and the following is substituted therefor:

"27. **COMMON EXPENSES AND LIEN:** The members shall pay annual and special assessments for the common expenses. All special assessments shall be shared equally among unit owners. Each assessment shall be the personal obligation of the unit owner of the unit assessed at the time of the assessment, and shall bear interest at the rate of 16% per annum or the maximum rate allowed by law, which rate may be changed from time to time by the Board of Administrators, until paid, and when shown of record shall be a lien upon the unit assessed.

8. Paragraph 31, "Capital Improvements" and Paragraph 34, "Amendments" is hereby amended such that the required number of unit owners for approval shall be 75% rather than the 67% previously declared.

Except for the above changes, the Declaration previously filed is hereby reaffirmed.

The undersigned further states that these changes to the Declaration have been approved by at least 75% of the unit owners of Cotner Place Condominium, Inc. at a Special Meeting held on the 29th day of Jan, 2003

DATED this 31 day of Jan, 2003

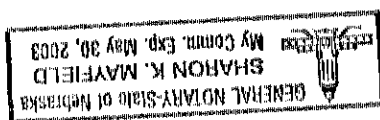
COTNER PLACE CONDOMINIUM, INC.,
A Nebraska Corporation

By: Gary L Hartman
President

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 31 day of Jan, 2003, before me, the undersigned Notary Public, personally appeared GARY L HARTMAN, President of the Board of Administrators of Cotner Place Condominium, Inc. and the identical person whose name is affixed to the above Declaration and acknowledge the execution thereof to be the voluntary act and deed of the members of the Corporation.

Witness my hand and notarial seal on the day and year above written.



Sharon K Mayfield
Notary Public

The undersigned unit owner(s) and member(s) of Cotner Place Condominium Association has indicated by signing the same that they have reviewed and approved the Articles of Amendment to the Declaration and that each is signing the Amended Declaration as his/her voluntary act and deed. Also, the Amended Bylaws.

1/29

Nancy A. Herrand

Valerie Kasmacht

Joanna Kennedy Gagnon

Julie Duber

Lene Skeps

Virginia M. Schulte
1/30

Heidi Hartman

Marie Sheldon

Ronna Lopez

Deborah M. Delaney

Yvonne Powers

Marilyn Waters

Melba S. Hindmarch

Legal Description for Cotner Place Condominiums is as follows:

Units 1, 2, 3, 4, 5, 6 and 7, Building No. 1;

Units 1 and 2, Building No. 2;

Unit 1, Building No. 5;

Units 1 and 2, Building No. 6;

Unit 1, Building No. 7;

Units 1, 2 and 3, Building No. 8;

Garages 1, 2, 3, 4, 5 and 6, Building No. 1;

Garages 1 and 2, Building No. 3;

Garages 1, 2, 3 and 4, Building No. 4;

Garage 1, Building No. 7;

Garages 1, 2 and 3, Building No. 8;

All in Cotner Place Condominium, Lincoln Lancaster County, Nebraska