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LANSING COUNTY, NE

AMENDED BYLAWS

COTNER PLACE CONDOMINIUMS, INC., a Nebraska Corporation, hereby amends its Bylaws dated the 4th day of April, 1985.

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. The offices of the Association shall be at 1610 No. 67th Street, Lincoln, Nebraska and at such places as the Board of Administrators may determine.

3. Article 3 of the Bylaws shall be amended to read as follows:

"At all meetings of the members a quorum is present throughout any meeting of the Association if persons entitled to cast one-fourth of the votes which may be cast for the election of the Board of Administrators are present, in person or by proxy, at the beginning of the meeting. For approval of the special assessment for capital improvements or amendment of the Bylaws, persons representing three-fourths of the allocated interests, present in person or by proxy, shall constitute a quorum."

4. Article IV of the Bylaws is amended by adding the provision that two Directors will be elected for two years and one Director shall be elected the third year.

5. Article III of the Bylaws shall be amended to provide that the annual meeting of the members shall be held during the month of December, the date to be determined by the Board of Administrators, with notification of the meeting as provided for in these Bylaws.

6. Article X of the Bylaws shall be deleted in its entirety and the following substituted therefor:

"The Board of Administrators shall maintain a blanket, "all-risk" form policy of fire insurance with extended coverage, vandalism, malicious mischief, windstorm, sprinkler leakage (if applicable), debris removal, cost of demolition and water damage endorsements, insuring the property. The policy shall cover the interests of the Association and all unit owners and their mortgagees, as their interests may appear, subject to loss payment and adjustment provisions in favor of the Executive Board as Insurance Trustee. Coverage shall be in an amount equal to 100% of the then current replacement cost of the property, without deduction for depreciation, the amount to be redetermined from time to time but not less than each five years by the Board with the assistance of the insurance company affording coverage. Each owner shall carry condominium insurance and shall provide the declaration sheet to the Board of Administrators.

a. The policy shall also include:

- (1) A waiver of any right of the insurer to repair, rebuild or replace any damage or destruction, if a decision is made pursuant to these Bylaws not to do so;

(2) The following endorsement (or equivalent):

- (i) A "no control" endorsement providing that coverage shall not be prejudiced by any act or neglect of any occupant or unit owner or their agents when such act or neglect is not within the control of the insured, or the unit owners collectively;
- (ii) "Contingent liability from operation of building laws or codes";
- (iii) "Increased cost of construction" or "condominium replacement cost"; and
- (iv) "Agreed amount" or elimination of co-insurance clause.

b. Any "no other insurance" clause shall expressly exclude individual unit owners' policies.

Except for the above changes, the Bylaws previously filed are hereby reaffirmed.

The undersigned further states that these changes 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.

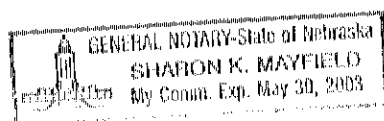
COTNER PLACE CONDOMINIUM, INC.,
A Nebraska Corporation

By: Gay L. Hartman
President

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 31 day of Jan, 2003, before me, the undersigned Notary Public, personally appeared GAY L. HARTMAN, President of the Board of Administrators of Cotner Place Condominium, Inc. and the identical person whose name is affixed to the above Amended Bylaws 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 Amended Bylaws and that each is signing the Amended Bylaws as his/her voluntary act and deed.

Marilyn H. Gates
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 1st day of April, 2003, before me, the undersigned Notary Public, personally appeared Marilyn H. Gates, the identical person whose name is affixed to the above Amended Bylaws and acknowledged the execution thereof to be his/her voluntary act and deed.

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



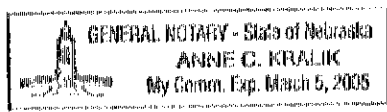
Anne C. Kralik
Notary Public

Jocann K. Gajardo
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 1st day of April, 2003, before me, the undersigned Notary Public, personally appeared Jocann K. Gajardo, the identical person whose name is affixed to the above Amended Bylaws and acknowledged the execution thereof to be his/her voluntary act and deed.

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



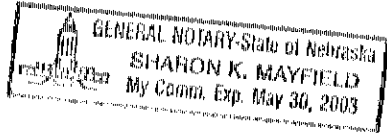
Anne C. Kralik
Notary Public

Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 2 day of April, 2003, before me, the undersigned Notary Public, personally appeared Gary J Hartman, the identical person whose name is affixed to the above Amended Declaration and acknowledged the execution thereof to be his/her voluntary act and deed.

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

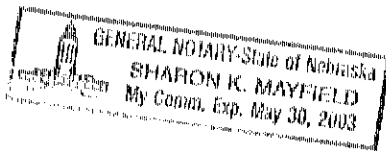


Sharon K Mayfield
Notary Public
Gary J Hartman
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 2 day of April, 2003, before me, the undersigned Notary Public, personally appeared Gary J Hartman, the identical person whose name is affixed to the above Amended Declaration and acknowledged the execution thereof to be his/her voluntary act and deed.

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



Sharon K Mayfield
Notary Public
Gary J Hartman
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this _____ day of _____, 2003, before me, the undersigned Notary Public, personally appeared _____, the identical person whose name is affixed to the above Amended Declaration and acknowledged the execution thereof to be his/her voluntary act and deed.

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

Notary Public

Emma Vasnaacht
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 1st day of April, 2003, before me, the undersigned Notary Public, personally appeared Emma Vasnaacht, the identical person whose name is affixed to the above Amended Declaration and acknowledged the execution thereof to be his/her voluntary act and deed.

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

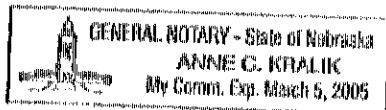


Anne C. Kralik
Notary Public
Virginia M. Schulte
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 2nd day of April, 2003, before me, the undersigned Notary Public, personally appeared Virginia M. Schulte, the identical person whose name is affixed to the above Amended Declaration and acknowledged the execution thereof to be his/her voluntary act and deed.

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

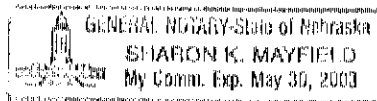


Anne C. Kralik
Notary Public
Jackie L. Lumberg
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 5 day of April, 2003, before me, the undersigned Notary Public, personally appeared Jackie L. Lumberg, the identical person whose name is affixed to the above Amended Declaration and acknowledged the execution thereof to be his/her voluntary act and deed.

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



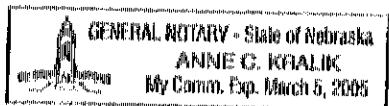
Sharon K. Mayfield
Notary Public

Glenn Jean Lopez
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 3rd day of April, 2003, before me, the undersigned Notary Public, personally appeared Glenn J. Lopez, the identical person whose name is affixed to the above Amended Bylaws and acknowledged the execution thereof to be his/her voluntary act and deed.

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



Anne C. Kralik
Notary Public

Irene M. Weets
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 3rd day of April, 2003, before me, the undersigned Notary Public, personally appeared Irene M. Weets, the identical person whose name is affixed to the above Amended Bylaws and acknowledged the execution thereof to be his/her voluntary act and deed.

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



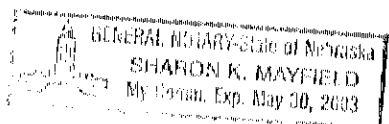
Anne C. Kralik
Notary Public

Helen Hindman
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 4 day of April, 2003, before me, the undersigned Notary Public, personally appeared HELEN HINDMAN for Mrs. Hindman, the identical person whose name is affixed to the above Amended Bylaws and acknowledged the execution thereof to be his/her voluntary act and deed.

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



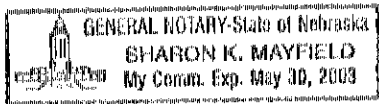
Sharon K. Mayfield
Notary Public

Melvin M. DeLaney
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 11 day of April, 2003, before me, the undersigned Notary Public, personally appeared Melvin M. DeLaney, the identical person whose name is affixed to the above Amended Declaration and acknowledged the execution thereof to be his/her voluntary act and deed.

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



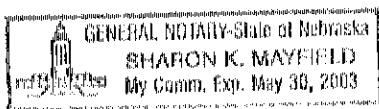
Sharon K. Mayfield
Notary Public

Melvin M. DeLaney
Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 11 day of April, 2003, before me, the undersigned Notary Public, personally appeared Melvin M. DeLaney, the identical person whose name is affixed to the above Amended Declaration and acknowledged the execution thereof to be his/her voluntary act and deed.

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



Sharon K. Mayfield
Notary Public

Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this _____ day of _____, 2003, before me, the undersigned Notary Public, personally appeared _____, the identical person whose name is affixed to the above Amended Declaration and acknowledged the execution thereof to be his/her voluntary act and deed.

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

Notary Public

Jo Ellen Peters

Unit Owner/Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 14TH day of April, 2003, before me, the undersigned Notary Public, personally appeared Jo Ellen Peters, the identical person whose name is affixed to the above Amended Bylaws and acknowledged the execution thereof to be his/her voluntary act and deed.

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



Anne C. Kralik

Notary Public

Legal Description for Corner 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 Corner Place Condominium, Lincoln Lancaster County, Nebraska