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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/2/2013 13:38:06.74



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Upon Recording Return to:

Sylvester J Orsi
Baird Holm LLP
1500 Woodmen Tower
1700 Farnam St
Omaha, NE 68102-2068

**FOURTH AMENDMENT TO
DECLARATION AND MASTER DEED OF
DUNSANY FLATS CONDOMINIUM PROPERTY REGIME**

This Fourth Amendment to the Declaration and Master Deed of Dunsany Flats Condominium Regime ("Fourth Amendment") is made and entered into as of this 29th day of July, 2013, by Forest Hill Properties, LLC, a Nebraska limited liability company, as the Declarant of the Dunsany Flats Condominium Regime.

WITNESSETH:

WHEREAS, this Fourth Amendment is being made pursuant to Section 14.2 and 16.1 of the Declaration and Master Deed of Dunsany Flats Condominium Regime dated June 24, 2009, which was recorded on June 25, 2009, at Instrument No. 2009067034 of the Register of Deeds of Douglas County, Nebraska, as amended by that certain First Amendment to Declaration and Master Deed of Dunsany Flats Condominium Property Regime dated August 27th, 2009, and recorded on August 28, 2009, at Instrument No. 2009094664 of the Register of Deeds of Douglas County, Nebraska, as further amended by that certain Second Amendment to Declaration and Master Deed of Dunsany Flats Condominium Property Regime dated February 19th, 2010, and recorded on February 22nd, 2010, at Instrument No. 2010015323 of the Register of Deeds of Douglas County, Nebraska, and as further amended by that certain Third Amendment to Declaration and Master Deed of Dunsany Flats Condominium Property Regime dated March 6, 2012, and recorded on March 8, 2012, at Instrument No. 2012022368 of the Register of Deeds of Douglas County, Nebraska (as so amended from time to time, the "Declaration") and shall be recorded against the following legally-described real property:

Lot 1, Dunsany Flats, a Subdivision in Douglas County, Nebraska, and

Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, and the Commercial Unit of the Dunsany Flats Condominium Regime, a Condominium Property Regime, located in Douglas County, Nebraska; and

WHEREAS, Declarant is exercising its rights under Section 14.2, 15.1 and 16.1 of the Declaration to change the Commercial Unit into residential Unit 20 of the Dunsany Flats Condominium Regime and by expanding the square footage of the basement and first floor of such Unit as set forth on Exhibit B hereto.

NOW, THEREFORE, and pursuant to the Act and Section 14.2, 15.1 and 16.1 of the Declaration, the Declarant hereby amends the Declaration as follows:

1. Recitals. The Recitals as set forth above are hereby incorporated into this Fourth Amendment as if fully set forth herein.

2. Definitions. Unless otherwise defined in this Fourth Amendment, all capitalized terms used in this Fourth Amendment will have the same meanings ascribed to such terms in the Declaration.

3. Property. Exhibit "A" attached hereto is substituted for the existing Exhibit "A" to the Declaration and shall be the "Property" as defined in the Declaration.

4. Plans. The Plans attached hereto as Exhibit "B" are hereby substituted for the existing Exhibit "B" attached to the Declaration and shall be the "Plans" as defined in the Declaration.

5. Allocated Interests in Common Elements and Votes. Exhibit "C" attached hereto is substituted for the existing Exhibit "C" to the Declaration and shall show each Unit's appurtenant percentage of undivided interest in the Common Elements as provided in the Declaration.

6. Ratification. Except as herein modified and amended, the Declaration shall remain in full force and effect, and is hereby ratified and confirmed by Declarant.

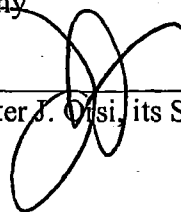
(Signature page is next.)

IN WITNESS WHEREOF, the undersigned parties have caused this Third Amendment to be executed as of the date first above.

DECLARANT:

FOREST HILL PROPERTIES, LLC, a
Nebraska limited liability company

By: Redimensions LLC, a Nebraska limited liability
company

By: 
Sylvester J. Orsi, its Sole Member

STATE OF NEBRASKA

)

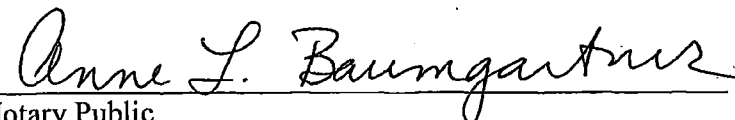
) ss.

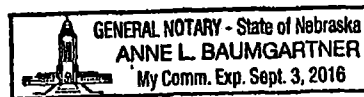
COUNTY OF DOUGLAS

)

Before me, a notary public, in and for said county and state, on July 29, 2013, personally came Sylvester J. Orsi, the sole member of Redimensions LLC, which is the sole member of FOREST HILL PROPERTIES, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written, in the County and State aforesaid.


Notary Public



CONSENT BY LENDER

First National Bank of Omaha, a national banking association, is the Trustee and Beneficiary of the Deed of Trust on some of the real property described herein and hereby consents to this Third Amendment to Declaration of Master Condominium of Dunsany Flats and agrees that the Deed of Trust will be subordinate and subject to the Declaration as amended hereby.

Dated this 31st day of July, 2013.

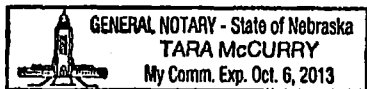
**FIRST NATIONAL BANK OF OMAHA, a
national banking association,**


By: Sim W. Musyend
Title: Vice President

[illegible]

On this 31st day of July, 2013, personally appeared Eric W. Musgjerd, Vice President of First National Bank of Omaha, a national banking association, and acknowledged before me, a Notary Public, to be the person who signed on behalf of said Bank and that he/she acknowledged said instrument to be the free act and deed of said Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written, in the County and State aforesaid.




Notary Public

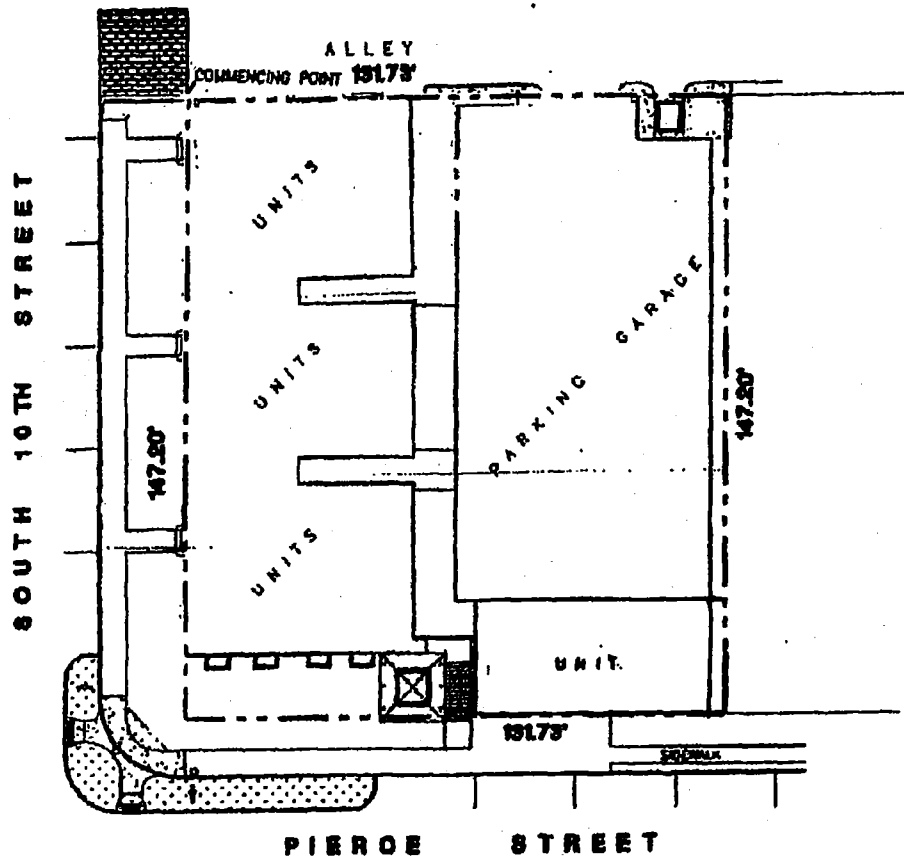
My Commission expires:

10-6-13

EXHIBIT "A"

DESCRIPTION OF PROPERTY

(See next page.)



LEGAL DESCRIPTION

PARCEL 1:

LOT FIVE (5), BLOCK TWO HUNDRED FORTY-NINE (249), ORIGINAL CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA; TOGETHER WITH THAT NORTH 15 FEET OF VACATED PIERCE STREET ADJACENT THERETO.

PARCEL 2:

WEST 33 FEET OF LOT SIX (6), BLOCK TWO HUNDRED FORTY-NINE (249), ORIGINAL CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA; TOGETHER WITH THE NORTH 15 FEET OF VACATED PIERCE STREET ADJACENT THERETO.

PARCEL 3:

EAST 33 FEET OF LOT SIX (6), BLOCK TWO HUNDRED FORTY-NINE (249), ORIGINAL CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA; TOGETHER WITH THE NORTH 15 FEET OF VACATED PIERCE STREET ADJACENT THERETO.



0 10 20



MARK SANFORD GROUP
ARCHITECTURE
1306 N. 162nd ST.
OMAHA, NE 68118
PHONE: 402.598.0442

SITE PLAN

DUNSANY FLATS CONDOMINIUMS

DATE: 2.24.2012

MARK N. SANFORD, AIA

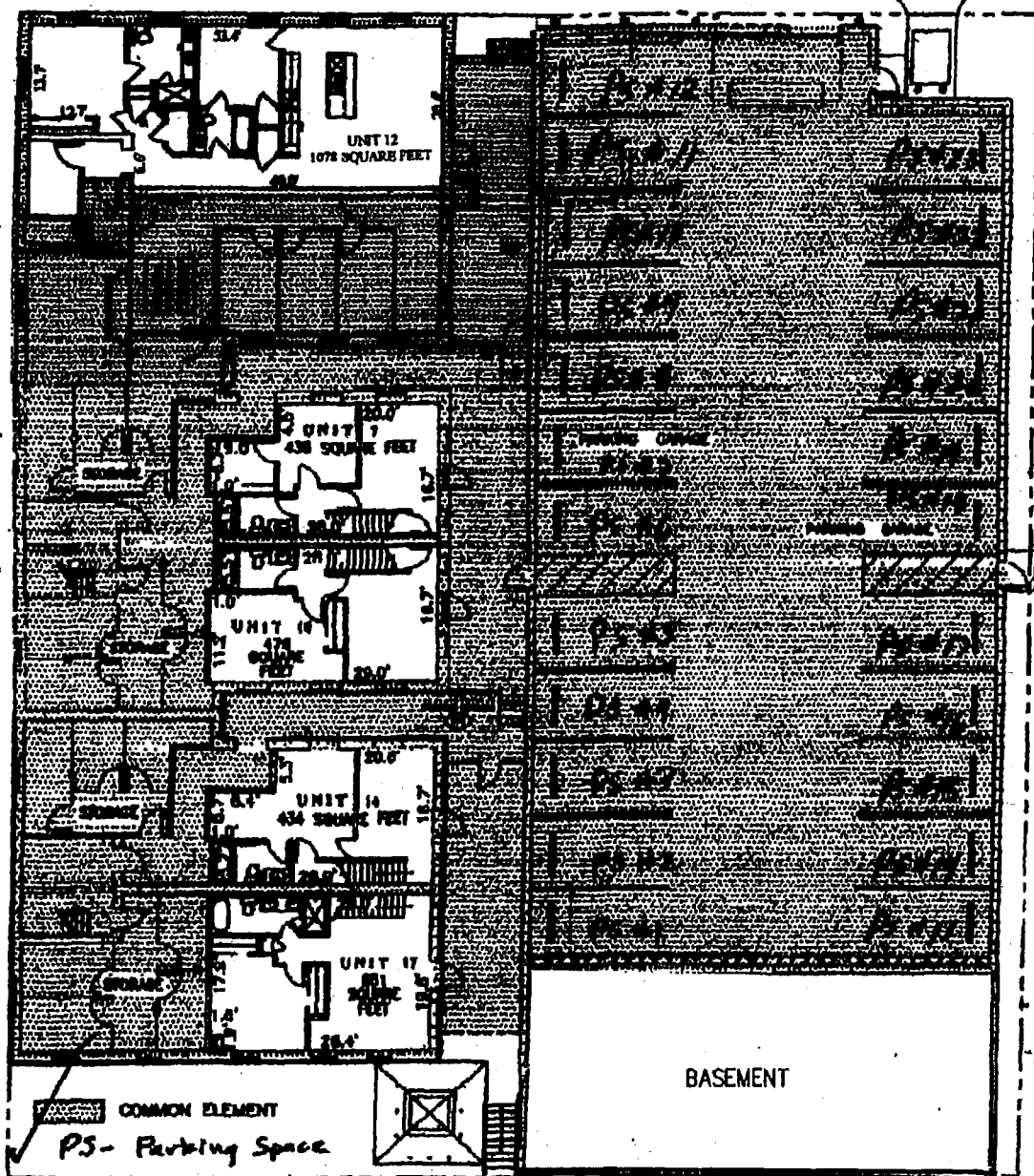
SHEET:

1 OF 8

EXHIBIT "B"

PLANS

(See next page.)



BASEMENT/PARKING GARAGE



MARK SANFORD GROUP
ARCHITECTURE
1306 N. 162nd ST.
OMAHA, NE 68118
PHONE: 402.598.0442

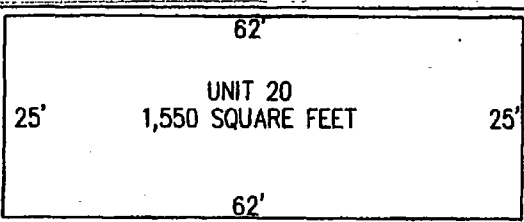
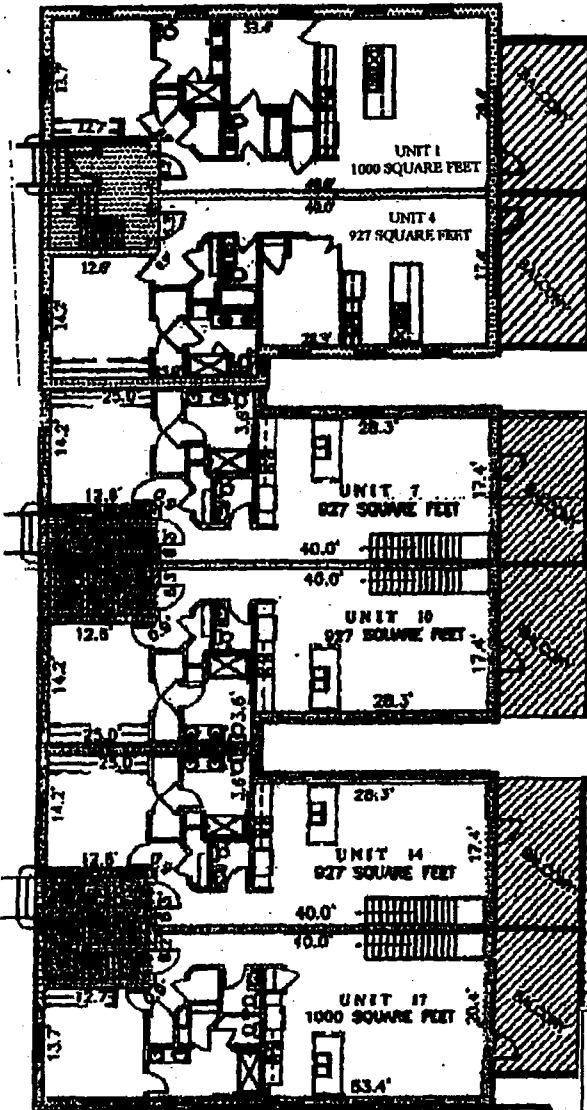
BASEMENT FLOOR PLAN DUNSANY FLATS CONDOMINIUMS

DATE: 2.24.2012

MARK N. SANFORD, AIA

SHEET:


2 OF 8

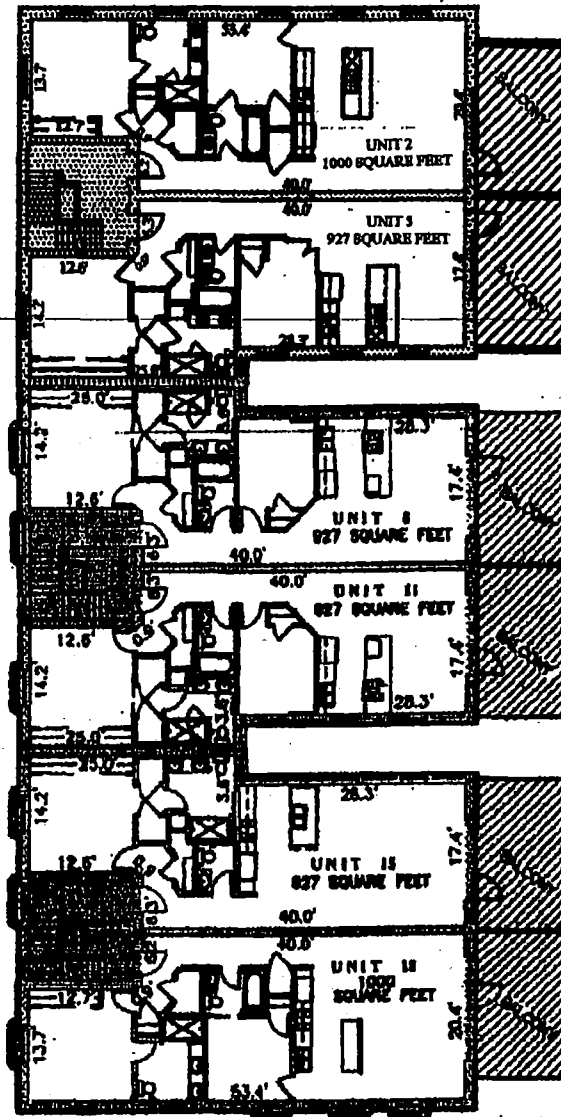


COMMON ELEMENT
LIMITED COMMON ELEMENT




FIRST FLOOR

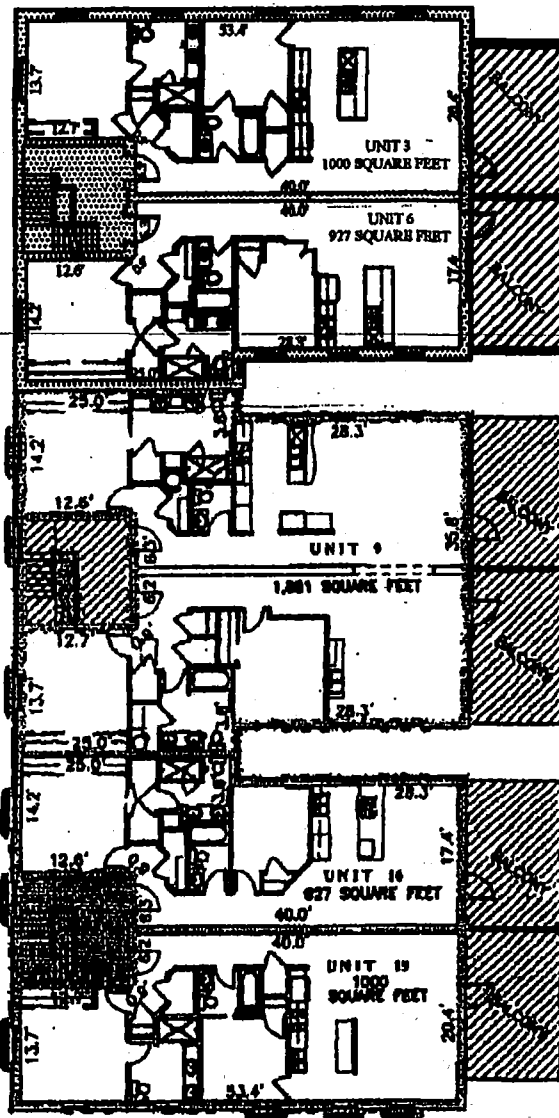
 <p>MARK SANFORD GROUP ARCHITECTURE 1306 N. 162nd ST. OMAHA, NE 68118 PHONE: 402.598.0442</p>	<p>FIRST FLOOR PLAN</p>	<p>DATE: 2.24.2012</p>
		<p>MARK N. SANFORD, AIA</p>
	<p>DUNSANY FLATS CONDOMINIUMS</p>	<p>SHEET: 3 OF 8</p>



SECOND FLOOR

 <p>MARK SANFORD GROUP ARCHITECTURE 1306 N. 162nd ST. OMAHA, NE 68118 PHONE: 402.398.0442</p>	<p>SECOND FLOOR PLAN</p>	<p>DATE: 2.24.2012</p>
		<p>MARK N. SANFORD, AIA</p> <p>SHEET:</p> <p>4 OF 8</p>


DUNSANY FLATS CONDOMINIUMS

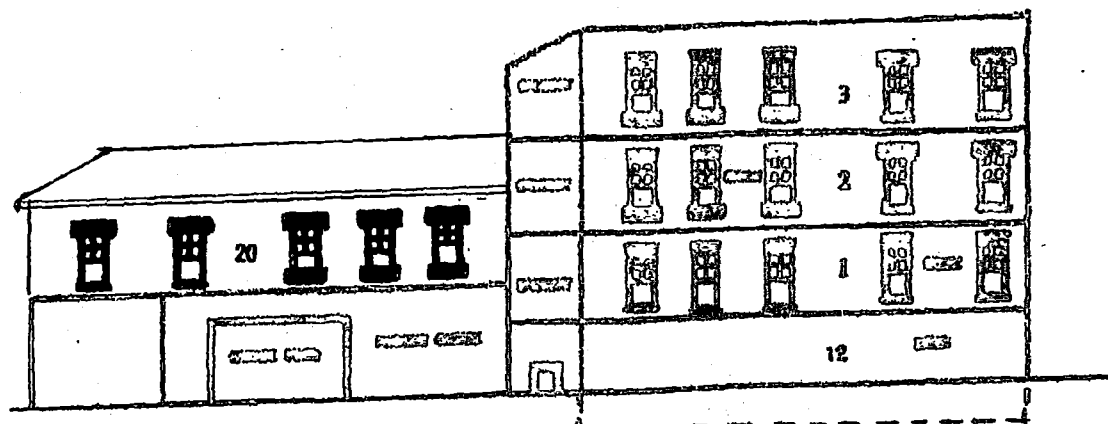


COMMON ELEMENT
LIMITED COMMON ELEMENT

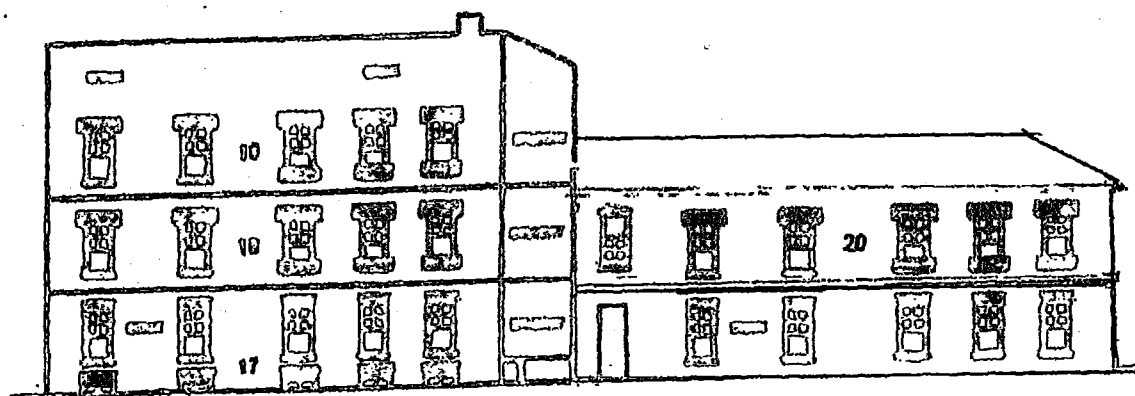


THIRD FLOOR

 MARK SANFORD GROUP ARCHITECTURE 1306 N. 162nd ST. OMAHA, NE 68118 PHONE: 402.398.0442	THIRD FLOOR PLAN		DATE: 2.24.2012
	DUNSANY FLATS CONDOMINIUMS		MARK N. SANFORD, AIA
			SHEET: 5 OF 8



NORTH ELEVATION



SOUTH ELEVATION

0 5 10



DAVID HARTSHORN & CO.
ARCHITECTS
1001 N. 12th ST.
CHICAGO, ILL. 60610
TEL: 312-321-1111

BUILDING ELEVATIONS

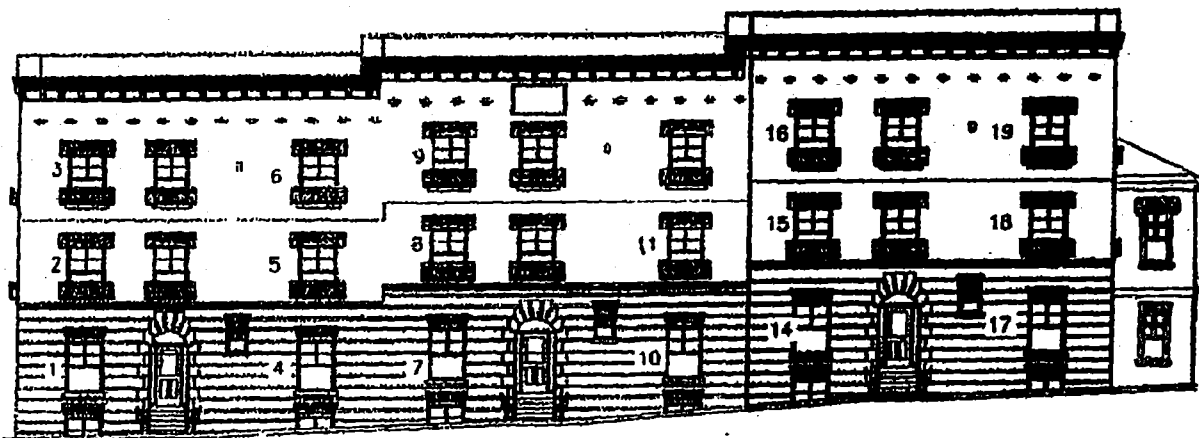
DUNSANY FLATS CONDOMINIUMS

DATE: 12/1/12

DAVID H. HARTSHORN, AIA

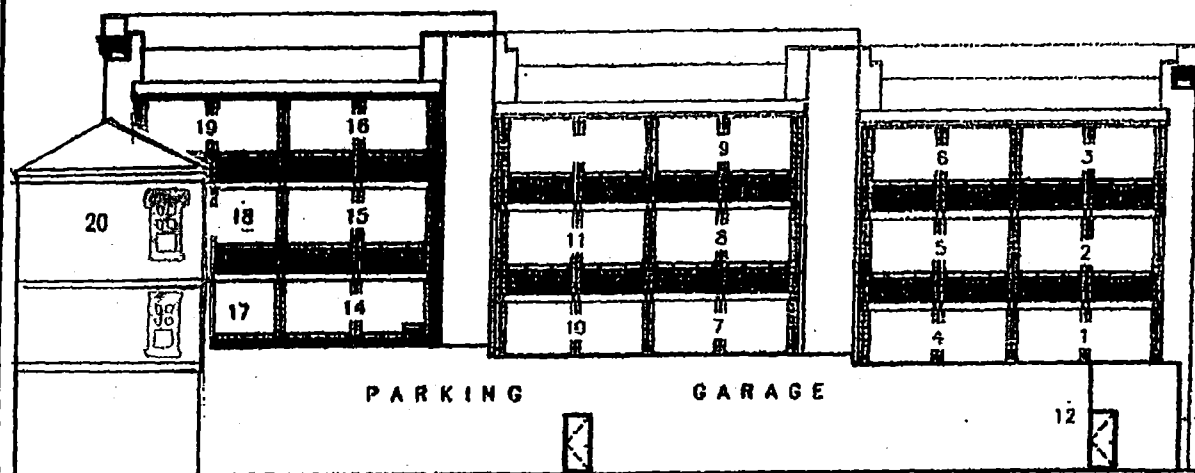
SCALE:

6 OF 8



12

WEST ELEVATION



EAST ELEVATION



MARK SANFORD GROUP
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PHONE: 402.598.0442

BUILDING ELEVATIONS

DUNSANY FLATS CONDOMINIUMS

DATE: 2.24.2012

MARK N. SANFORD, AIA

SHEET:

7 OF 8

UNIT SCHEDULE

UNIT NO.	LIVABLE SQUAREFOOTAGE	MARKETABLE SQUAREFOOTAGE	ELEVATIONS
1	1,000	1,139	FLOOR=100.1
2	1,000	1,139	FLOOR=111.0
3	1,000	1,139	FLOOR=121.9 ROOF=133.6 (EAST SIDE)
4	927	1,053	FLOOR=100.1
5	927	1,053	FLOOR=111.0
6	927	1,053	FLOOR=121.9 ROOF=133.6 (EAST SIDE)
7	1,365	1,536	BASEMENT FLOOR=93.2 FIRST FLOOR=102.2
8	927	1,053	FLOOR=113.1
9	1,881	2,106	FLOOR=124.0 ROOF=135.7 (EAST SIDE)
10	1,406	1,582	BASEMENT FLOOR=93.2 FIRST FLOOR=102.2
11	927	1,053	FLOOR=113.1
12	1,078	1,236	FLOOR=91.1
14	1,361	1,536	BASEMENT FLOOR=95.3 FIRST FLOOR=104.3
15	927	1,053	FLOOR=115.2
16	927	1,053	FLOOR=126.1 ROOF=137.8 (EAST SIDE)
17	1,551	1,747	BASEMENT FLOOR=95.3 FIRST FLOOR=104.3
18	1,000	1,139	FLOOR=115.2
19	1,000	1,139	FLOOR=126.1 ROOF=137.8 (EAST SIDE)
20	1,476	1,550	FLOOR=100.00

NOTES

- LIVABLE SQUARE FOOTAGE IS CALCULATED ON THE FLOOR SPACE ON THE UNIT SIDE OF THE WALL. MARKETABLE SQUARE FOOTAGE IS MEASURED FROM CENTERLINE OF SHARED WALLS TO THE EXTERIOR WALLS. BALCONIES ARE NOT INCLUDED.
- STAIRS ARE INCLUDED IN THE SQUARE FOOTAGE OF UNITS 14 AND 17.



MARK SANFORD GROUP
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UNITS SCHEDULE

DUNSANY FLATS CONDOMINIUMS

DATE: 2.24.2012

MARK N. SANFORD, AIA

SHEET:

8 OF 8

EXHIBIT "C"

ALLOCATED INTERESTS IN COMMON ELEMENTS AND VOTES

<u>Unit Number</u>	<u>Allocated Interests</u>	<u>Votes</u>
1	4.63%	1
2	4.63%	1
3	4.63%	1
4	4.29%	1
5	4.29%	1
6	4.29%	1
7	6.32%	1
8	4.29%	1
9	8.71%	1
10	6.51%	1
11	4.29%	1
12	4.99%	1
14	6.30%	1
15	4.29%	1
16	4.29%	1
17	7.18%	1
18	4.63%	1
19	4.63%	1
20	6.83%	1
Total:	100.00%	19