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**AMENDMENT TO DECLARATION
OF CONDOMINIUMS FOR
DUNDEE PLACE CONDOMINIUMS**

THIS AMENDMENT TO DECLARATION OF CONDOMINIUMS FOR DUNDEE PLACE CONDOMINIUMS (this "Amendment") is made this 14th day of December, 2012, by the DUNDEE PLACE CONDOMINIUMS HOMEOWNERS ASSOCIATION, a Nebraska non-profit corporation (the "Association").

PRELIMINARY STATEMENT

WHEREAS, the Declaration of Condominiums for Dundee Place Condominiums dated November 14, 2005 and recorded on November 16, 2005 with the Douglas County Register of Deeds as Instrument Number 2005145444 (the "Declaration") governs the ownership and use of the following described real estate:

Units 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 4C and 4D of Dundee Place Condominiums, a condominium in Douglas County, Nebraska

WHEREAS, the Association is responsible for the management, maintenance and upkeep of the property subject to the Declaration in accordance with the terms thereof, for the benefit of the members of the Association and the owners of Units;

WHEREAS, pursuant to the Nebraska Condominium Property Act and the Declaration, the Declaration is being amended by the written approval or permanent vote of not less than sixty-seven percent (67%) of the Unit owners; and

WHEREAS, the required number of consenting Unit owners approve the Amendment set forth on Article II of this Amendment.

NOW, THEREFORE, the Declaration is amended as set forth below:

1. Definitions. Except as expressly set forth herein, capitalized terms shall be ascribed the same meaning as set forth in the Declaration.

return

Mark J. LaPuzza
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✓ 605 263

2. Authority. The individual signing this Amendment is a duly appointed officer of the Association authorized to execute and record this Amendment. Records regarding the approval of the Unit owners are maintained with the books and records of the Association.

3. Amendment. The Declaration is amended to add a new section which states as follows:

Reserve Capital Account: Each unit owner is required to maintain with the Association a reserve account in the amount determined by the Board of Directors of the Association. The initial amount of the capital reserve account among all owners shall be \$13,000, but may be increased or decreased by the affirmative vote of the majority of the members of the Association at any regularly or specially held meeting thereof. The capital reserve account shall be assessed against each unit in the proportionate share to the allocated interest of each unit in the Association. The capital reserve accounts may be spent by the Board of Directors of the Association for repairs and improvements which exceed the general budget of the Association. Special assessments may be used to replenish the capital reserve account following the expenditure of the funds held therein. Provided that a member is not in breach of his financial obligations to the Association, he or she may withdraw the unspent portion of the capital reserve account paid by the owner or assign his or her interest in such account to his or her immediate successor in interest to the unit.

4. Limitation of Amendment. Except as expressly set forth in this Amendment, the Declaration shall continue in full force and effect according to its terms. In the event of any conflict between the Declaration and the terms of this Amendment, this Amendment shall control.

DUNDEE PLACE CONDOMINIUMS
HOMEOWNERS ASSOCIATION

By: *Michael Addy*
Michael Addy, President

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 14th day of December 2012, by Michael Addy, President of DUNDEE PLACE CONDOMINIUMS HOMEOWNERS ASSOCIATION, a Nebraska non-profit corporation, on behalf of the corporation.

Kathy Renee Brookhouser
Notary Public

