




MISC 2007086388



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**SEVENTH AMENDMENT TO
 DECLARATION AND MASTER DEED
 OF VILLAGE AT FALCON RIDGE
 CONDOMINIUM PROPERTY REGIME**

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 7/30/2007 15:21:17.35

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This Seventh Amendment to Declaration and Master Deed of Village at Falcon Ridge Condominium Property Regime (this "Amendment") is made this 20 day of July, 2007, by Triton Homes, L.C., an Iowa limited liability company, doing business in Nebraska as Triton Homes, LLC, hereinafter referred to as the "Declarant", also being sole owner of the real estate subject to the Declaration and Master Deed of Village at Falcon Ridge Condominium Property Regime, dated the 11th day of April, 2006 and filed with the Register of Deeds of Douglas County, Nebraska on April 11, 2006, instrument number 2006040472, as amended by Second Amendment to Declaration and Master Deed of Village at Falcon Ridge Condominium Property Regime dated August 11, 2006 and filed with the Register of Deeds of Douglas County, Nebraska on August 23, 2006, instrument number 2006096949, as further amended by Amendment to Declaration and Master Deed of Village at Falcon Ridge Condominium Property Regime dated August 11, 2006 and filed with the Register of Deeds of Douglas County, Nebraska on August 24, 2006, instrument number 2006097486, as further amended by Third Amendment to Declaration and Master Deed of Village at Falcon Ridge Condominium Property Regime dated December 18, 2006 and filed with the Register of Deeds of Douglas County, Nebraska on December 20, 2006, instrument number 2006143686, as further amended by Fourth Amended to Declaration and Master Deed of Village at Falcon Ridge Condominium Property Regime dated February 14, 2007 and filed with the Register of Deeds of Douglas County, Nebraska on February 27, 2007, instrument number 2007022521, as further amended by Fifth Amended to Declaration and Master Deed of Village at Falcon Ridge Condominium Property Regime dated March 21, 2007 and filed with the Register of Deeds of Douglas County, Nebraska on March 29, 2007, instrument number 2007034961, as further amended by Sixth Amended to Declaration and Master Deed of Village at Falcon Ridge Condominium Property Regime dated May 22, 2007 and filed with the Register of Deeds of Douglas County, Nebraska on May 31, 2007, instrument number 2007061091 (the "Declaration").

PRELIMINARY STATEMENT

WHEREAS, the Declarant is the owner of real estate subject to the Declaration, and is the Declarant under the Declaration legally described as follows:

Lot 2, Falcon Ridge, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

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WHEREAS, the Declarant, pursuant to Section 2.1 of the Declaration is granted the right and power to add additional units to the Village at Falcon Ridge Condominium Property Regime (the "Condominium");

WHEREAS, the Declarant wishes to subject to the Declaration phases 9 and 10, as legally described and pictorially identified in the Plans attached to the Declaration as Exhibit "B"; and

WHEREAS, the Declarant desires to amend Exhibit "C" to the Declaration to reflect the addition of such phases 9 and 10;

NOW, THEREFORE, the Declarant, pursuant to the rights granted to it under Section 2.1 of the Declaration, hereby amends the Declaration in the following particulars:

1. Exhibit "C" of the Declaration is hereby replaced in its entirety by the attached Allocations, identified as Exhibit "C" hereto and incorporated herein by reference.


2. The addition of phases 9 and 10 and the Units contained therein, are, by this Amendment, authorized for creation and addition to the Declaration, and the Owners of the Units in such phases are hereby granted rights as Unit Owners in the Condominium and members of the Village at Falcon Ridge Condominium Association, a Nebraska not-for-profit corporation.

3. Except as expressly amended herein, the terms and conditions of the Declaration shall continue in full force and effect.

Dated this 20 day of July, 2007.

DECLARANT:

TRITON HOMES, L.C., an Iowa limited liability company, doing business in Nebraska as TRITON HOMES, LLC


Chad Schwarting

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledge before me this 20 day of July, 2007 by Chad Schwarting on behalf of the company.


Notary Public



**EXHIBIT C
ALLOCATIONS**

Unit Number	Percentage
1	0.8064%
2	0.8064%
3	0.8064%
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Pursuant to Section 2.1 of the Declaration and Master Deed of Village at Falcon Ridge Condominium Property Regime, the above allocations are subject to recalculation upon the creation of any additional Units, the reallocation of the boundaries of any Units, the conversion of Units into Common Elements or the conversion of Common Elements to Units.