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Please return to:

John S. Kampfe
 TIEDEMAN, LYNCH, KAMPFE & McVAY
 6910 Pacific Street, Suite 300
 Omaha, Nebraska 68106-1045

SECOND AMENDMENT TO
 MASTER DEED AND DECLARATION

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 10/2/2008 12:21:32.08

 2008096676

FOR

THE LATVIAN TOWER CONDOMINIUMS

We, the undersigned, being all of the Directors of The Latvian Tower Condominium Association, Inc., do hereby on this 24th day of September, 2008, unanimously adopt the following Resolution, to-wit:

BE IT RESOLVED, that Paragraph 19(l) of the Master Deed and Declaration for The Latvian Tower Condominiums recorded in the Register of Deeds Office for Douglas County, Nebraska in Book 1625 at Page 591, and of the Amendment to Master Deed and Declaration for The Latvian Tower Condominiums recorded in the Register of Deeds Office for Douglas County, Nebraska in Book 653 at Page 139 which reads as follows, is hereby deleted:

- (l) No Unit shall be sold or leased for any period to any person who, at the date of said purchase or lease, has children who will occupy or reside in the Unit one hundred and eighty (180) days or more in any one calendar year. For the purpose of this paragraph 19(l) "Children" shall mean person's under the age of sixteen (16) years or such younger age as may be established by the Board of Directors.

BE IT FURTHER RESOLVED, that Paragraph 19 of the Master Deed and Declaration for The Latvian Tower Condominiums recorded in the Register of Deeds Office for Douglas County, Nebraska in Book 1625 at Page 591, and of the Amendment to Master Deed and Declaration for The Latvian Tower Condominiums recorded in the Register of Deeds Office for Douglas County, Nebraska in Book 653 at Page 139 is hereby amended in adding the following subparagraphs (l), (m) and (n):

- (l) No nuisances shall be allowed within a Unit, within the Common Elements or on the Property nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of The Latvian Tower Condominium Property Regime.
- (m) No Unit Owner shall make or permit any disturbing noises within a Unit, within the Common Elements or on the Property, or do, or permit anything to be done, which will interfere with the rights and reasonable comfort and convenience of the other Unit Owners.
- (n) No improper, offensive or unlawful use shall be made of The Latvian Tower Condominium Property Regime or any part thereof, and all valid laws, zoning laws and regulations of all governmental bodies having jurisdiction thereof shall be observed.

BE IT FURTHER RESOLVED, that Paragraph 21 of the Master Deed and Declaration for The Latvian Tower Condominiums recorded in the Register of Deeds Office for Douglas County, Nebraska in Book 1625 at Page 591, be deleted and in lieu thereof the following substituted:

21. Amendment. a) Subject to the requirements of this paragraph 21, and of paragraph 10, subparagraph C, the provisions of this Declaration may be amended, modified or rescinded by a resolution setting forth such amendment, modification or rescission and duly adopted by the affirmative vote of not less than sixty-seven (67%) percent or more of the votes entitled to be cast by the members of the Association at any regular or special meeting of the Association called for that purpose or by an instrument in writing setting forth such amendment, modification or rescission and signed by Unit owners of Units to which at least sixty-seven percent of the votes in the Association are allocated and duly acknowledged before a notary public. All holders of a recorded mortgage encumbering any one or more Units in the Building shall be notified by certified mail of any such amendment, modification or rescission and an affidavit by the secretary of the Association certifying to such mailing shall be made a part of any instrument effecting such amendment, modification or rescission. No such amendment, modification or rescission shall change the boundaries of any Unit, the undivided interest in the Common Elements appurtenant to any Unit, the number of votes in the Association allocated to any Unit, or the liability for Common Expenses appertaining to any Unit, except to the extent authorized by this Declaration or by the Act.
- b) If the Act, this Declaration, or the By-Laws require the consent or agreement of all Unit Owners or of all holders of a recorded mortgage encumbering any one or more Units in the Building, or both, for any action specified in the Act or in this Declaration, then any instrument amending, modifying or rescinding any provision of this Declaration with respect to such action shall be signed by all Unit Owners or all such lien holders, or both, as the case may be, as required by the Act, this Declaration or the By-Laws.
- c) Any amendment, modification or rescission of this Declaration pursuant to this paragraph 21 or any other provision of this Declaration or of the Act shall be valid and effective only upon the recording thereof, together with an amended Plat if required hereby or by the Act, in the office of the Register of Deeds of Douglas County, Nebraska. This Declaration may not be amended, modified or rescinded so as to conflict with the provisions of the Act.

BE IT FURTHER RESOLVED, that Section 7 of ARTICLE I of the Bylaws of The Latvian Tower Condominiums recorded in the Register of Deeds Office for Douglas County, Nebraska in Book 1625 at Page 626, be deleted and in lieu thereof the following substituted:

SECTION 7. QUORUM. A quorum of Unit Owners for any meeting shall be constituted by Unit Owners represented in person or by proxy holding one-third (1/3) of the votes entitled to be cast at such meeting.

BE IT FURTHER RESOLVED, that Section 2 of ARTICLE V of the Bylaws of The Latvian Tower Condominiums recorded in the Register of Deeds Office for Douglas County, Nebraska in Book 1625 at Page 626, be deleted and in lieu thereof the following substituted:

SECTION 2. ANIMALS.

- a) No animals, fish, birds, or reptiles of any kind shall be raised, bred, fed, boarded, kept, or brought into any Unit or upon the Common Elements. Notwithstanding this section, the Board of Directors shall have the power to grant exceptions for hardship, e.g., in the case of a Service Animal.
- b) Any such Service Animals permitted must be under leash control when outside the Unit, and may not be tethered outside the Unit, nor on the Common Elements of the Property outside the Unit.
- c) Should any Service Animal of any Unit Owner, in the sole and exclusive opinion of the Board of Directors, become a nuisance the right is reserved hereunder to require removal of the Service Animal permanently from The Latvian Tower Condominiums. In addition to requiring removal, the Board of Directors may impose reasonable financial sanctions.

Paul D. West
Director

Paul Fesler
Director

Marian H. Romanos
Director

Paul J. Pordelias
Director

Donald A. Reese
Director

Matthew T. East
Director

We, the undersigned, representing at least 80% of the Unit Owners of the Latvian Tower Condominiums, do hereby approve, adopt, confirm and consent to the Resolution set forth hereinabove.

Unit 102 _____
Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

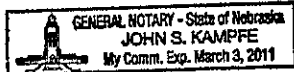
The forgoing instrument was subscribed and sworn to before me this _____ day of _____, 2008, by _____.

Notary Public

Unit 104 X Paul Fesler _____
Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by PAUL FESLER.

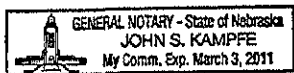


John S. Kampfe
Notary Public

Unit 205 X Mary L. Patterson _____
Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 26th day of SEPT., 2008, by MARY PATTAVINA.

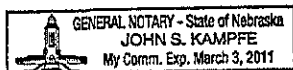


John S. Kampfe
Notary Public

Unit 206 Wongmee Jang _____
Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by WONGMEE JANG
5/9/10

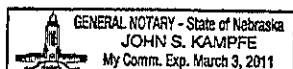


John S. Kampfe
Notary Public

Unit 207 Karl Tegmeyer _____
Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by KARL TEGMEYER.

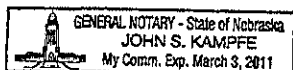


John S. Kampfe
Notary Public

Unit 208 James J. James _____
Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by NORMA JAMES.

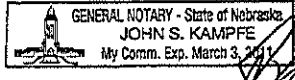


John S. Kampfe
Notary Public

Unit 309 x John Baccari POA Owner
POA for Ruth Ann Russell Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT, 2008, by JANET BACCARI, P.O.A. FOR RUTH ANN RUSSELL

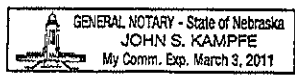


John S. Kampfe
Notary Public

Unit 310 x [Signature] Owner
Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by BUD PORTER

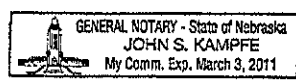


John S. Kampfe
Notary Public

Unit 311 x [Signature] Owner
Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by NAN S. PONDELIS

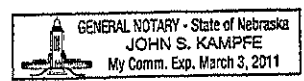


John S. Kampfe
Notary Public

Unit 312 x [Signature] Owner
Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by MARY C. REED

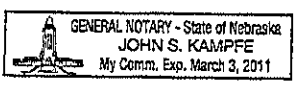


John S. Kampfe
Notary Public

Unit 413 x Gretchen Moylan _____
Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by GRETCHEN S. MOYLAN

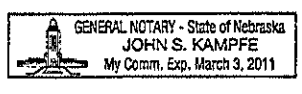


John S. Kampfe
Notary Public

Unit 414 x Glen J. Echternkamp _____
Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT, 2008, by GLEN J. ECHTERNKAMP

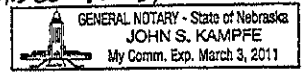


John S. Kampfe
Notary Public

x Unit 415 x Lynn Palmerano Trustee _____
Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by LYNN PALMERANO - TRUSTEE, EVA ROBBINS REVOCABLE TRUST

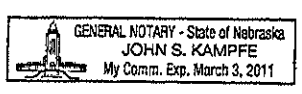


John S. Kampfe
Notary Public

Unit 416 x Julia C. McKenna _____
Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by JULIA C. MCKENNA

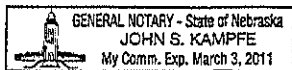


John S. Kampfe
Notary Public

Unit 517 x Anthony Romano x Marian H. Romano
 Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by ANTHONY ROMANO AND MARIAN H. ROMANO

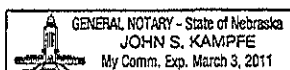


John S. Kampfe
Notary Public

Unit 518 x Neddy W. Michael _____
 Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 26th day of SEPT., 2008, by NAEDYNE W. MICHAEL

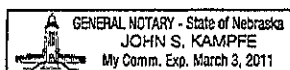


John S. Kampfe
Notary Public

Unit 619 Ronald N. Gass x Brownie J. Gass
 Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by RONALD N. GASS AND BROWNIE J. GASS

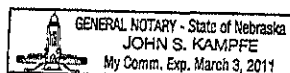


John S. Kampfe
Notary Public

Unit 620 x Lee Schaefer Lee Schaefer
 Owner Owner POA - JOANNE C. SCHAETON

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by LEE SCHAETON, INDIVIDUALLY AND IN POWER OF ATTORNEY FOR JOANNE C. SCHAETON

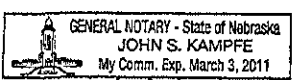


John S. Kampfe
Notary Public

Unit 721 x Paul R. Wertz
Owner Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by PAUL R. WERTZ.



John S. Kampfe
Notary Public

Unit 722 Michael J. VanBuskirk - Manager
Owner Y7, LLC. Owner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 24th day of SEPT., 2008, by MICHAEL J. VANBUSKIRK, MANAGER, Y2, LLC, A NEBRASKA LIMITED LIABILITY COMPANY.



John S. Kampfe
Notary Public