



MISC 2010121432



DEC 21 2010 10:11 P 8

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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 12/21/2010 10:11:53.28



2010121432

THIRD AMENDMENT TO
 MASTER DEED AND DECLARATION

FOR

Filed: AS RECEIVED

THE LATVIAN TOWER CONDOMINIUMS

We, the undersigned, being all of the Directors of The Latvian Tower Condominium Association, Inc., do hereby on this 36 day of July, 2010, unanimously adopt the following Resolution, to-wit:

BE IT RESOLVED, that Paragraph 6(a) 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 subsequently amended by the Second Amendment To Master Deed and Declaration for The Latvian Tower Condominiums recorded in the Register of Deeds Office for Douglas County, Nebraska in Misc. 2008096676 be deleted, along with Exhibit "B" referred to therein and in lieu thereof the following paragraph and attached Exhibit "B" substituted:

6. (a) Association of Unit Owners and Administration and Operation of the Property. There has been formed an Association having the name The Latvian Tower Condominium Association, Inc., a Nebraska non-profit corporation, which Association shall be the governing body for all of the Unit Owners, for the maintenance, repair, replacement, administration and operation of the Property, as provided in the Act, this Declaration and the By-Laws. The Board of Directors of the Association shall be elected and shall serve in accordance with the provisions of the By-Laws. The fiscal year of the Association shall be determined by the Board, and may be changed from time to time as the Board deems advisable. The Association shall not be deemed to be conducting a business of any kind. All activities undertaken by the Association shall be for the sole benefit of the Unit Owners, and all funds received by the Association shall be held and applied by it for the use and benefit of Unit Owners in accordance with the provisions of this Declaration and the By-Laws. Each Unit Owner shall be a member of the Association so long as he is a Unit Owner. A Unit Owner's membership shall automatically terminate when he ceases to be a Unit Owner. Upon the conveyance or transfer of a Unit Owner's ownership interest to a new Unit Owner, the new Unit Owner shall simultaneously succeed to the former Unit Owner's membership in the Association. The aggregate number of votes for all members of the Association shall be one thousand three (1,003) and shall be divided among the respective Unit Owners in accordance with their respective percentages of ownership interest in the Common Elements as set forth in Exhibit "B" hereto.

BE IT FURTHER RESOLVED, that Paragraph 10. (a) 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 subsequently amended by the Second Amendment To Master Deed and Declaration for The Latvian Tower Condominiums recorded in the Register of Deeds Office for Douglas County, Nebraska in Misc. 2008096676 be deleted, and

[Handwritten signature]

in lieu thereof the following paragraph substituted:

10: (a) Commons Expenses. Each Unit Owner, including the Declarant, shall pay his proportionate share of the common expenses. Except for its responsibilities as a Unit Owner, as provided herein, the Declarant shall not have any responsibility for the maintenance, repair or replacement of any part of the Common Elements after the date this Declaration is recorded. Common expenses shall be apportioned to each Unit Owner in accordance with his percentage ownership in the Common Elements, unless the determination is made to apportion specifically identified common expenses equally to each Unit Owner only as such equal apportionment is approved and consented to by no less than sixty seven percent (67%) of the Unit Owners. Payment of common expenses, including any prepayment thereof required by contract for sale of a Unit, shall be in such amounts and at such times as determined in the manner provided in the By-Laws. No Unit Owner shall be exempt from payment of his proportionate share of the common expenses by waiver or non-use or enjoyment of the Common Elements or Limited Common Elements or the abandonment of his Unit. If any Unit Owners shall fail or refuse to make any such payment of the common expenses when due, the amount thereof together with interest thereon at the maximum rate as may then be permitted under the laws of the State of Nebraska, accruing from and after the date that said common expenses become due and payable, shall constitute a lien on the interest of such Unit Owner in the Property and his Unit.

[Signature]
Director

Tom J. Pondelis
Director

Max H. Roman
Director

Director

Paul R. Wertz
Director

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 ✓ Clark Schroeder Trustee
Charlotte M. Schroeder Trust – Clark Schroeder, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 18 day of December, 2010, by Clark Schroeder, Trustee of the Charlotte M. Schroeder Trust.



Lynn Palmesano
Notary Public

Unit 104 ✓

Jillian Currie Personal Representative
Estate of Paul E. Fesler – Jillian Currie, Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Jillian Currie, Personal Representative of the Estate of Paul E. Fesler.



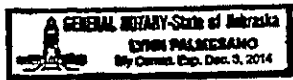
Lynn Palmesano
Notary Public

Unit 205 ✓

Mary L. Pattavina
Mary L. Pattavina

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Mary L. Pattavina.



Lynn Palmesano
Notary Public

Unit 206 ✓

Won Mee Jang
Won Mee Jang

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 18 day of December, 2010, by Won Mee Jang.



Lynn Palmesano
Notary Public

Unit 207 ✓

Karl L. Tegtmeyer
Karl L. Tegtmeyer

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Karl L. Tegtmeyer.



Lynn Palmesano
Notary Public

Unit 208 ✓

Norma J. James
Norma J. James

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Norma J. James.



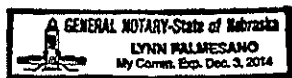
Lynn Palmesano
Notary Public

Unit 309 ✓

Kenneth Hagen
Kenneth Hagen

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 18 day of December, 2010, by Kenneth Hagen.



Lynn Palmesano
Notary Public

Unit 310 ✓

Q. H. Porter Revocable Trust - Q. H. Porter, Trustee
Q. H. Porter Revocable Trust - Q. H. Porter, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Q. H. Porter, Trustee of the Q. H. Porter Revocable Trust.



Lynn Palmesano
Notary Public

Unit 311 ✓

Nan Pondelis - Trustee
Pondelis Living Trust - Nan Pondelis, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Nan Pondelis, Trustee of the Pondelis Living Trust.



Lynn Palmesano
Notary Public

Unit 312

Lynn Alison Reynolds
Lynn Alison Reynolds

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 15 day of December 2010, by Lynn Alison Reynolds.



Lynn Palmesano
Notary Public

Unit 413

Gretchen A. Moylan
Gretchen A. Moylan

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December 2010, by Gretchen A. Moylan.

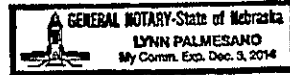


Lynn Palmesano
Notary Public

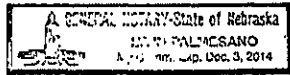
Unit 414

Susan Hall trustee
Glen and Mary Echtenkamp Revocable Trust – Susan Hall, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)



The forgoing instrument was subscribed and sworn to before me this 20 day of December 2010, by Susan Hall, Trustee of the Glen and Mary Echtenkamp Revocable Trust.



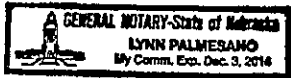
Lynn Palmesano
Notary Public

Unit 415

James D. Best trustee Diane M. Best trustee
JDB-DMB Joint Revocable Trust – James D. Best and Diane M. Best,
Co-Trustees

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December 2010, by James D. Best and Diane M. Best, Co-Trustees of the JDB-DMB Joint Revocable Trust.



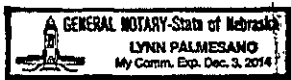
Lynn Palmesano
Notary Public

Unit 416 ✓

Julia C. McKenna
Julia C. McKenna

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Julia C. McKenna.



Lynn Palmesano
Notary Public

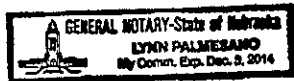
Unit 517 ✓

Anthony J. Romano
Anthony J. Romano

Marian H. Romano
Marian H. Romano

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Anthony J. Romano and Marian H. Romano, husband and wife.

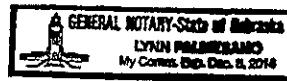


Lynn Palmesano
Notary Public

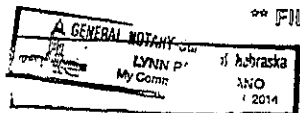
Unit 518 ✓

Mary L. Jacoby
Mary L. Jacoby

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)



The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Mary L. Jacoby.



** FILED: AS IS

Lynn Palmesano
Notary Public

Unit 619 ✓

Ronald N. Gass
Ronald N. Gass

Brownie J. Gass
Brownie J. Gass

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Ronald N. Gass and Brownie J. Gass, husband and wife.



Lynn Palmesano
Notary Public

Unit 620 ✓

Lee W. Schaefer
Lee W. Schaefer
Joanne C. Schaefer
Joanne C. Schaefer
Michael J. Schaefer
Michael J. Schaefer

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Lee W. Schaefer and Joanne C. Schaefer, husband and wife.

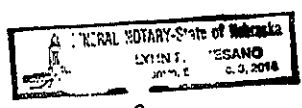


Lynn Palmesano
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Michael J. Schaefer.

** FILED: AS IS



Lynn Palmesano
Notary Public

Unit 721 ✓

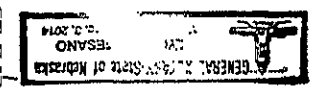
Paul R. Wertz
Paul R. Wertz



STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 17 day of December, 2010, by Paul R. Wertz.

** FILED: AS IS



Lynn Palmesano
Notary Public

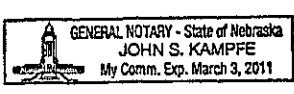
Unit 722 ✓

Michael J. Van Buskirk
Y7, L.L.C.



STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was subscribed and sworn to before me this 20th day of September, 2010, by Michael J. Van Buskirk, Manager of Y7, L.L.C., a Nebraska limited liability company.



John S. Kampfe
Notary Public

Exhibit B

The share in the expenses of, and the rights in, common elements; and the votes each unit owner(s) is entitled to in The Latvian Tower Condominium Association, Inc., a Nebraska non-profit corporation, are as follows:

APARTMENT NUMBER	BASIC VALUE	APPROXIMATE SQUARE FEET	PERCENTAGE	VOTES
102	53,000	1,315	3.8802	39
104	53,000	1,315	3.8802	39
205	60,000	1,315	3.8802	39
206	60,000	1,315	3.8802	39
207	60,000	1,315	3.8802	39
208	60,000	1,315	3.8802	39
309	65,000	1,480	4.3670	44
310	55,000	1,150	3.3933	35
311	61,000	1,315	3.8802	39
312	61,000	1,315	3.8802	39
413	64,000	1,315	3.8802	39
414	64,000	1,315	3.8802	39
415	64,000	1,315	3.8802	39
416	64,000	1,315	3.8802	39
517	130,000	2,444	7.2116	72
518	130,000	2,444	7.2116	72
619	133,000	2,444	7.2116	72
620	133,000	2,444	7.2116	72
721	140,000	2,444	7.2116	72
722	180,000	3,260	9.6194	96
	\$1,690,000	33,890	100.0000	1,003