

AMENDMENT TO  
MASTER DEED AND DECLARATION  
FOR  
THE LATVIAN TOWER CONDOMINIUMS

We, the undersigned, being all of the Directors of The Latvian Tower Condominium Association, Inc., do hereby on this 11th day of May, 1981, unani-  
mously adopt the following Resolution, to-wit:

BE IT 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, be deleted and in lieu thereof the following substituted:

19. Use and Occupancy Restrictions. Subject to the provisions of this Declaration and By-Laws, no part of the Property may be used for purposes other than housing and the related common purposes for which the Property was designed. Each Unit or any two or more adjoining Units used together shall be used as a residence or such other use permitted by this Declaration and shall be occupied only by the Unit Owner and his family. No Unit Owner may lease or rent his Unit without the prior written approval of the Board.

The Common Elements shall be used only by the Unit Owners and their agents, servants, tenants, family members, customers, invitees and licensees for access, ingress to and egress from the respective Units and for other purposes incidental to the use of the Units; provided, however, the laundry rooms, receiving rooms, storage areas, swimming pool area and other areas designed for a specific use shall be used for the purposes approved by the Board. The use, maintenance and operations of the Common Elements shall not be obstructed, damaged or unreasonably interfered with by any Unit Owner, and shall be subject to any lease, concession or easement, presently in existence or entered into by the Board at some future time, affecting any part of all of said Common Elements.

Without limiting the generality of the foregoing provisions of this paragraph 19, use of the Property by the Unit Owners shall be subject to the following restrictions:

- (a) Nothing shall be stored in the Common Elements without prior consent of the Board except in storage areas or as otherwise herein expressly provided;
- (b) Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance for the Property without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in his Unit or in or on the Common Elements which will result in the cancellation of insurance on any Unit, or any part of the Common Elements, or which will be violation of any law;
- (c) No waste shall be committed in or on the Common Elements;
- (d) Subject to Declarant's right under paragraph 6(e) of this Declaration, no sign of any kind shall be

ATTACHMENT A

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displayed to the public view on or from any Unit of the Common Elements without the prior written consent of the Board or the written consent of the Managing Agent acting in accord with the Board's direction;

- (e) No noxious or offensive activity shall be carried on in any Unit or on or in the Common Elements nor shall anything be done therein which may be or become any annoyance or nuisance to the other Unit Owners;
- (f) Except as expressly provided hereinabove, nothing shall be altered or constructed in or removed from the Common Elements, except upon the written consent of the Board;
- (g) No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuildings shall be permitted on the Property at any time temporarily or permanently, except with the prior written consent of the Board; provided, however, that temporary structures may be erected for use in connection with, the repair or building of the Building or any portion thereof;
- (h) Outdoor drying of clothes shall not be permitted;
- (i) Parking of vehicles in driveways and parking areas shall be subject to the rules and regulations of the Board applicable thereto;
- (j) Except within individual Units, no planting, transplanting or gardening shall be done, and no fences, hedges or walls shall be erected or maintained upon the Property, except as approved by the Board;
- (k) Motorcycles, motorbikes, motor scooters or other similar vehicles shall not be operated within the Property except for the purpose of transportation directly from a parking space to a point outside the Property, or from a point outside the Property directly to a parking space;
- (l) No Unit shall be sold to any person who, at the date of said purchase, has children who will occupy or reside in the Unit one hundred eighty (180) days or more in any one calendar year. For the purpose of this paragraph 19(l) "Children" shall mean persons under the age of sixteen (16) years or such younger age as may be established by the Board.

James H. Finney Director  
Arthur Gordon Director  
Larry T. Berguson Director

James McCollette Director  
Delores Halim Director  
 \_\_\_\_\_ Director

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The Latvian sent to the

Unit 102

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Unit 104

STATE OF

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Unit 205

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Unit 206

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of \_\_\_\_\_

Unit 207

STATE OF

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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 Douglas J. Crozier Owner \_\_\_\_\_ Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 29th day of MAY, 1981, by DOUGLAS J. CROZIER

GENERAL NOTARY - State of Nebraska  
BARBARA R. ARMSTRONG  
My Comm. Exp. July 28, 1981

Barbara R. Armstrong  
Notary Public

Unit 104 Fern W. Keiser Owner \_\_\_\_\_ Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 18th day of MAY, 1981, by FERN W. KEISER

GENERAL NOTARY - State of Nebraska  
ROBERT W. RIEKE  
My Comm. Exp. Dec. 8, 1983

Robert W. Rieke  
Notary Public

Unit 205 Harold C. Johnston Owner Lydia R. Johnston Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 18th day of MAY, 1981, by Harold C. & Lydia R. Johnston

GENERAL NOTARY - State of Nebraska  
ROBERT W. RIEKE  
My Comm. Exp. Dec. 8, 1983

Robert W. Rieke  
Notary Public

Unit 206 \_\_\_\_\_ Owner \_\_\_\_\_ Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1981, by \_\_\_\_\_

Notary Public

Unit 207 Karl Louis Tegebeyer Owner Marian Frances Tegebeyer Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 18th day of MAY, 1981, by Karl Louis Tegebeyer & Marian Frances Tegebeyer

GENERAL NOTARY - State of Nebraska  
ROBERT W. RIEKE  
My Comm. Exp. Dec. 8, 1983

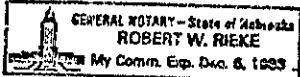
Robert W. Rieke  
Notary Public

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Unit 208 Norma J. James Owner \_\_\_\_\_ Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 18th day of MAY, 1981, by NORMA J. JAMES.



Robert W Rieke  
Notary Public

Unit 309 \_\_\_\_\_ Owner \_\_\_\_\_ Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

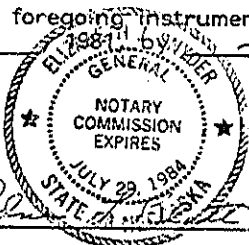
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1981, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Unit 310 James P. Simpson Owner \_\_\_\_\_ Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 4th day of June, 1981, by JAMES P. SIMPSON.

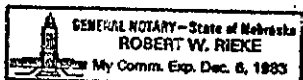


Elizabeth J. Snyder  
Notary Public

Unit 311 Sam Blatt Owner \_\_\_\_\_ Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 18 day of MAY, 1981, by SAM BLATT & EDNA L. BLATT.

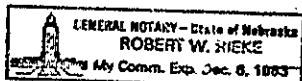


Robert W Rieke  
Notary Public

Unit 312 Iris M. Howell Owner \_\_\_\_\_ Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 18 day of MAY, 1981, by Iris M. Howell.

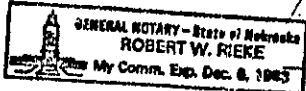


Robert W Rieke  
Notary Public

Unit 413 Adessa V Shaffer Owner Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 18th day of MAY, 1981, by ADESSA V SHAFER

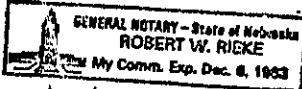


Robert W Rieke  
Notary Public

Unit 414 Maryce Jacobs Owner Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 18 day of MAY, 1981, by MARYCE JACOBS

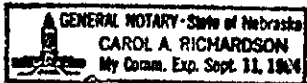


Robert W Rieke  
Notary Public

Unit 415 First Northwestern Trust Co. of Nebraska Owner Owner  
Personal Representative of Willie E. Low Estate  
By: Ronald G. Weber Vice President

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 1st day of June, 1981, by Ronald G. Weber

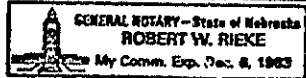


Carol A. Richardson  
Notary Public

Unit 416 Larry T. Bergerson Owner Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 18 day of MAY, 1981, by LARRY T. BERGERSON

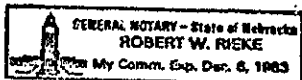


Robert W Rieke  
Notary Public

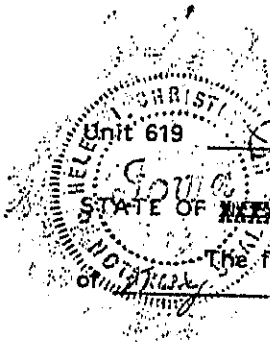
Unit 517 Helen Gould Owner Owner

STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 3th day of MAY, 1981, by HELEN GOULD



Robert W Rieke  
Notary Public



Unit 619 John Y. McColister Owner  
IOWA POTTAWATOMIE  
STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of May, 1981, by John Y. McColister.

Robert W. Rieke  
Notary Public

Unit 620 Joanne C. Schaefer & Lee W. Schaefer Owner  
STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

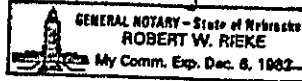
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of MAY, 1981, by Joanne C. & Lee W. Schaefer.



Robert W. Rieke  
Notary Public

Unit 721 Virginia R. Wertz & Paul R. Wertz Owner  
STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

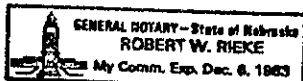
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of MAY, 1981, by Virginia R. Wertz & Paul R. Wertz.



Robert W. Rieke  
Notary Public

Unit 722 Elizabeth H. Gordon & H.W. Gordon, Jr. Owner  
STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

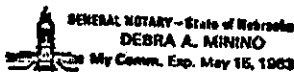
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of MAY, 1981, by Elizabeth H. Gordon & H.W. Gordon, Jr.



Robert W. Rieke  
Notary Public

Unit 518 Delores Hahn Owner  
STATE OF NEBRASKA, COUNTY OF DOUGLAS )ss.

The foregoing instrument was acknowledged before me this 27 day of May, 1981, by DELORES HAHN.



Debra A. Minino  
Notary Public

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AFFIDAVIT OF MAILING NOTICE OF AMENDMENT

STATE OF NEBRASKA )  
                                  ) ss  
COUNTY OF DOUGLAS )

Affiant, being first duly sworn upon oath, deposes and states as follows:

1. That she is the Secretary of Latvian Tower Condominium Association, Inc.

2. That at a meeting of the Unit Owners of Latvian Tower Condominium Association, Inc. held on May 18, 1981, an Amendment to the Master Deed and Declaration for Latvian Tower Condominiums was duly adopted.

3. That on June 3, 1981 she sent by certified mail a copy of such Amendment to all Mortgagees interested herein addressed as shown on "Exhibit A" attached hereto and incorporated by this reference.

Further your affiant states that, after diligent investigation and inquiry, she was unable to ascertain and does not know the post office address of any other Mortgagee interested herein.


Delores A. Hahn  
Affiant

Subscribed and sworn to before me this 3rd day of June, 1981.

Donna K. Coates  
Notary Public

(Notarial Seal)

My Commission expires: March 27, 1983

 **GENERAL NOTARY - State of Nebraska**  
**DONNA K. COATES**  
My Comm. Exp. Mar. 27, 1983

<u>Mortgagee</u>	<u>Mailing Address</u>	
Commercial Federal Savings & Loan	12255 W. Center Road Omaha, Nebr. 68144	
" " " "	4860 South 96th St. Omaha, Nebr. 68137	In
" " " "	2170 South 72nd St. Omaha, Nebr. 68124	of
" " " "	8510 W. Dodge Road Omaha, Nebr. 68114	A
The Evangelical Alliance Mission	P. O. Box 969 Wheaton, Ill. 60187	TO:
Conservative Savings & Loan Assn	87th & Center St. Omaha, Nebr. 68124	
Omaha Federal Savings & Loan Assn	8630 Cass St. Omaha, Nebr. 68114	Gua
Marie B. Stokes Testamentary Trust % Omaha National Bank, Trustee	17th & Farnam Sts. Omaha, Nebr. 68102	Cou
Northwestern National Bank	24th & O Street Omaha, Nebr. 68107	
Nebraska Federal Savings & Loan	1623 Farnam St. Omaha, Nebr/ 68102	of
First Federal Lincoln	8706 Pacific Street Omaha, Nebr. 68114	emp cha aut of unt

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RECEIVED  
1981 JUN 10 PM 2:25  
C. HAROLD OSTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

Book 653  
Page 139  
of 146

Fee 29.00  
Index [Signature]  
Comped [Signature]  
N 86-103-107  
86-103