

708-14-12

590 - 695

~~BOOK~~ 590 ~~PLAT~~ 035

FIRST AMENDMENT TO MASTER DEED  
CREATING  
OAK HILLS HIGHLANDS CONDOMINIUM PROPERTY REGIME NO. 3

The undersigned is the owner of more than 75 percent of both the number and of the total basic value of the apartments in the foregoing named condominium created by Master Deed, recorded in Deed Book 1563, Page 383, in the Register of Deeds of Douglas County, Nebraska and hereby partially amends said Master Deed and the condominium plans attached thereto as follows:

1) Paragraph 4 of said Master Deed is hereby partially amended to decrease the total ground floor area of all buildings including garages from 65,678 square feet to 65,028 square feet.

2) Sheets 1, 2 and 3 of the condominium building plans referred to in said Paragraph 4 and attached to said original Master Deed are hereby wholly amended by substituting the attached amended sheets 1, 2 and 3 for the original sheets 1, 2 and 3 of the building plans attached to said original Master Deed. Said amended sheets reflect changes in the design and size of apartments 7 and 8.

3) Paragraph 6 of said Master Deed is wholly amended to read as follows:

"6) The total value of the entire condominium regime is \$1,957,970.00 and the basic value of each apartment together with the percentage which each apartment shall share in the expenses of and the rights in the common elements are as follows:

<u>Apartment Number</u>	<u>Basic Value</u>	<u>Percentage Interest</u>
1	\$79,680.00	4.07
2	79,680.00	4.07
3	86,735.00	4.43
4	86,735.00	4.43
5	79,680.00	4.07
6	79,680.00	4.07
7	60,175.00	3.07
8	60,175.00	3.07
9	60,175.00	3.07
10	60,175.00	3.07
11	86,735.00	4.43
12	86,735.00	4.43
13	79,680.00	4.07
14	79,680.00	4.07
15	79,680.00	4.07
16	79,680.00	4.07
17	60,175.00	3.07
18	60,175.00	3.07
19	79,680.00	4.07
20	79,680.00	4.07
21	79,680.00	4.07
22	79,680.00	4.07
23	60,175.00	3.07
24	60,175.00	3.07
25	86,735.00	4.44
26	86,735.00	4.44
	<u>\$1,957,970.00</u>	<u>100%</u>

BOOK 590 PAGE 696  
-2- 590-696

4) Except as above provided, said original Master Deed re-  
mains unchanged and in full force and effect.

EXECUTED this 14th day of December, 1977.

Apartment Owned In Oak Hills  
Highlands Condominium Property  
Regime No. 3

Apartments 4,5,6,7,8,9,10,11,12,13,14,15,  
16,19,21,22,23,24,25,and 26

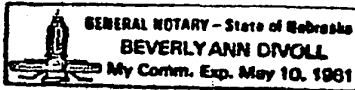
Owner  
HAL GROVE, INC.

By Harold E. Grove  
President

STATE OF NEBRASKA)  
) ss.  
COUNTY OF DOUGLAS)

On this 14th day of December, 1977, before me, the undersigned  
a Notary Public in and for said County, personally came Harold E.  
Grove, President of Hal Grove, Inc., to me personally known to be  
the President and the identical person whose name is affixed to  
the foregoing First Amendment To Master Deed Creating Oak Hills  
Highlands Condominium Property Regime No. 3, and acknowledged the  
execution thereof to be his voluntary act and deed as such officer  
and the voluntary act and deed of the said corporation and that  
the Corporate Seal of the said corporation was thereto affixed by  
its authority.

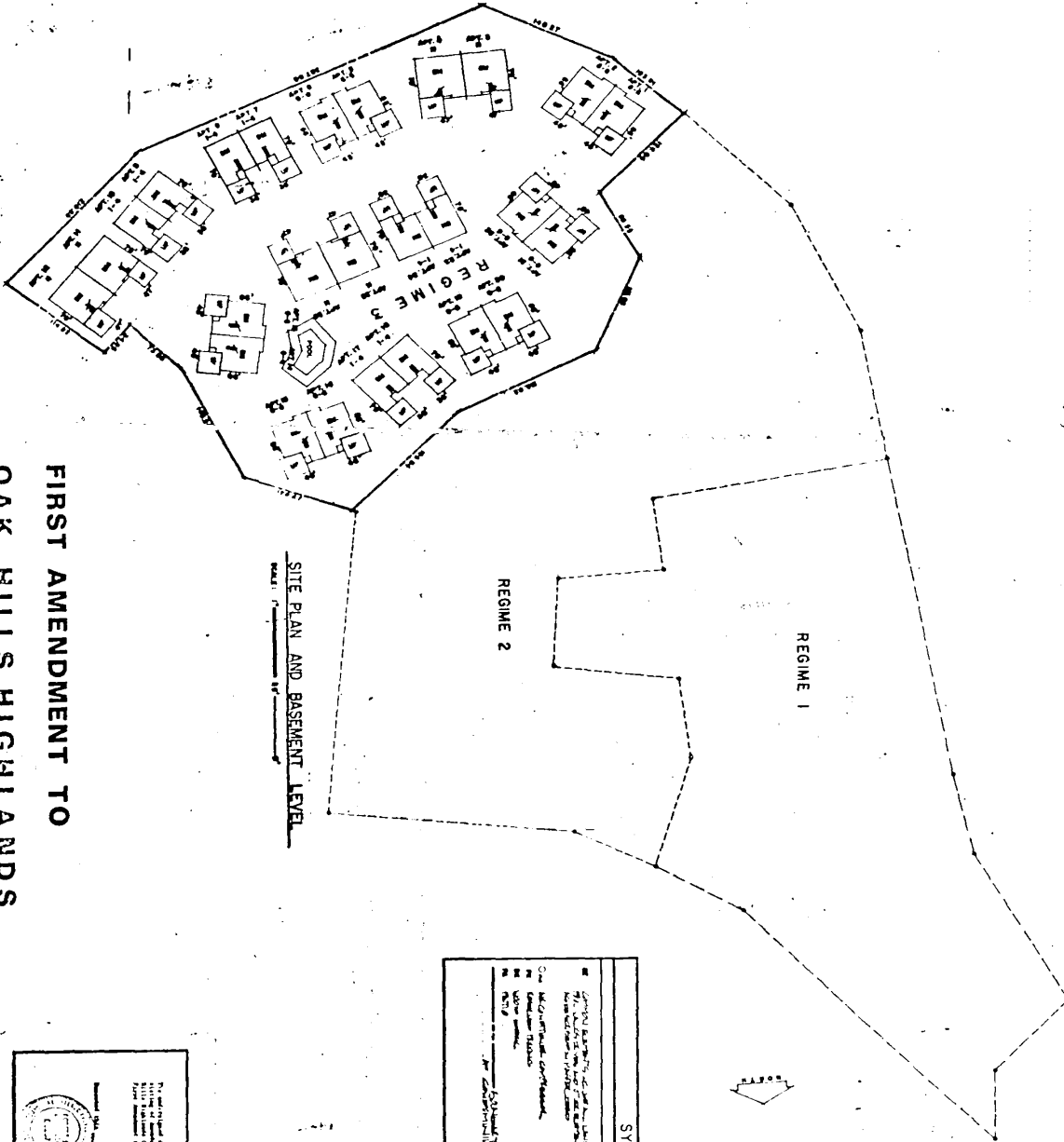
WITNESS my hand and Notarial Seal the day and year last above  
written.



Beverly Ann Divoll  
Notary Public

BOOK 590 PAGE 697

FIRST AMENDMENT TO  
OAK HILLS HIGHLANDS  
CONDOMINIUM PROPERTY REGIME NO. 3



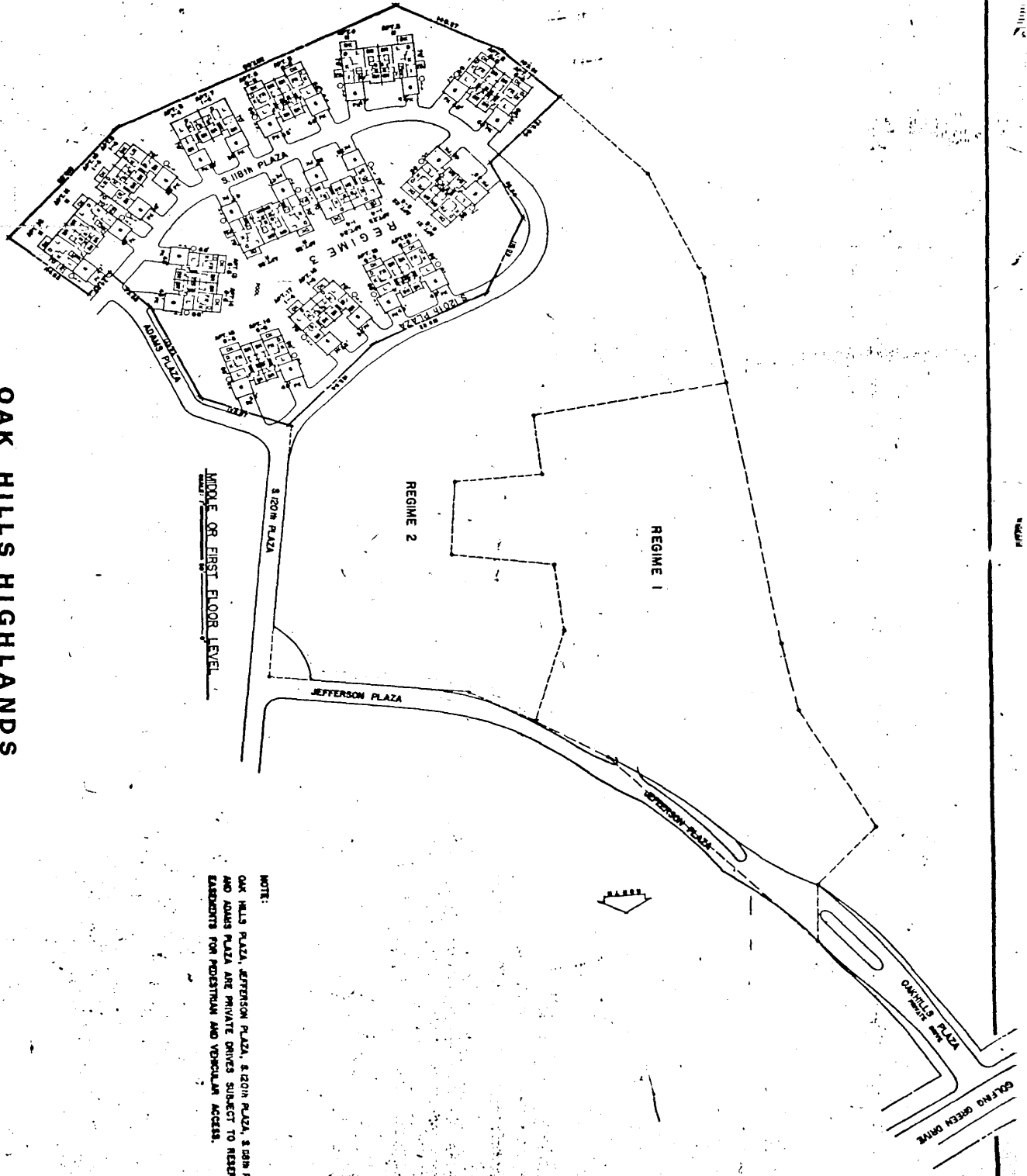
SITE PLAN AND BASEMENT LEVEL  
SCALE: 1" = 10'

SYMBOLS	
	1. Boundary Line
	2. Common Wall
	3. Window
	4. Door
	5. Staircase
	6. Elevator
	7. Mechanical Room
	8. Utility Room
	9. Structural Column
	10. Structural Wall
	11. Structural Slab
	12. Structural Beam
	13. Structural Wall
	14. Structural Slab
	15. Structural Beam
	16. Structural Wall
	17. Structural Slab
	18. Structural Beam
	19. Structural Wall
	20. Structural Slab
	21. Structural Beam
	22. Structural Wall
	23. Structural Slab
	24. Structural Beam
	25. Structural Wall
	26. Structural Slab
	27. Structural Beam
	28. Structural Wall
	29. Structural Slab
	30. Structural Beam
	31. Structural Wall
	32. Structural Slab
	33. Structural Beam
	34. Structural Wall
	35. Structural Slab
	36. Structural Beam
	37. Structural Wall
	38. Structural Slab
	39. Structural Beam
	40. Structural Wall
	41. Structural Slab
	42. Structural Beam
	43. Structural Wall
	44. Structural Slab
	45. Structural Beam
	46. Structural Wall
	47. Structural Slab
	48. Structural Beam
	49. Structural Wall
	50. Structural Slab
	51. Structural Beam
	52. Structural Wall
	53. Structural Slab
	54. Structural Beam
	55. Structural Wall
	56. Structural Slab
	57. Structural Beam
	58. Structural Wall
	59. Structural Slab
	60. Structural Beam
	61. Structural Wall
	62. Structural Slab
	63. Structural Beam
	64. Structural Wall
	65. Structural Slab
	66. Structural Beam
	67. Structural Wall
	68. Structural Slab
	69. Structural Beam
	70. Structural Wall
	71. Structural Slab
	72. Structural Beam
	73. Structural Wall
	74. Structural Slab
	75. Structural Beam
	76. Structural Wall
	77. Structural Slab
	78. Structural Beam
	79. Structural Wall
	80. Structural Slab
	81. Structural Beam
	82. Structural Wall
	83. Structural Slab
	84. Structural Beam
	85. Structural Wall
	86. Structural Slab
	87. Structural Beam
	88. Structural Wall
	89. Structural Slab
	90. Structural Beam
	91. Structural Wall
	92. Structural Slab
	93. Structural Beam
	94. Structural Wall
	95. Structural Slab
	96. Structural Beam
	97. Structural Wall
	98. Structural Slab
	99. Structural Beam
	100. Structural Wall

I, *[Signature]*, a duly Licensed Professional Engineer in the State of Nebraska, do hereby certify that the above described plan and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Nebraska.

BOOK 590 PAGE 698

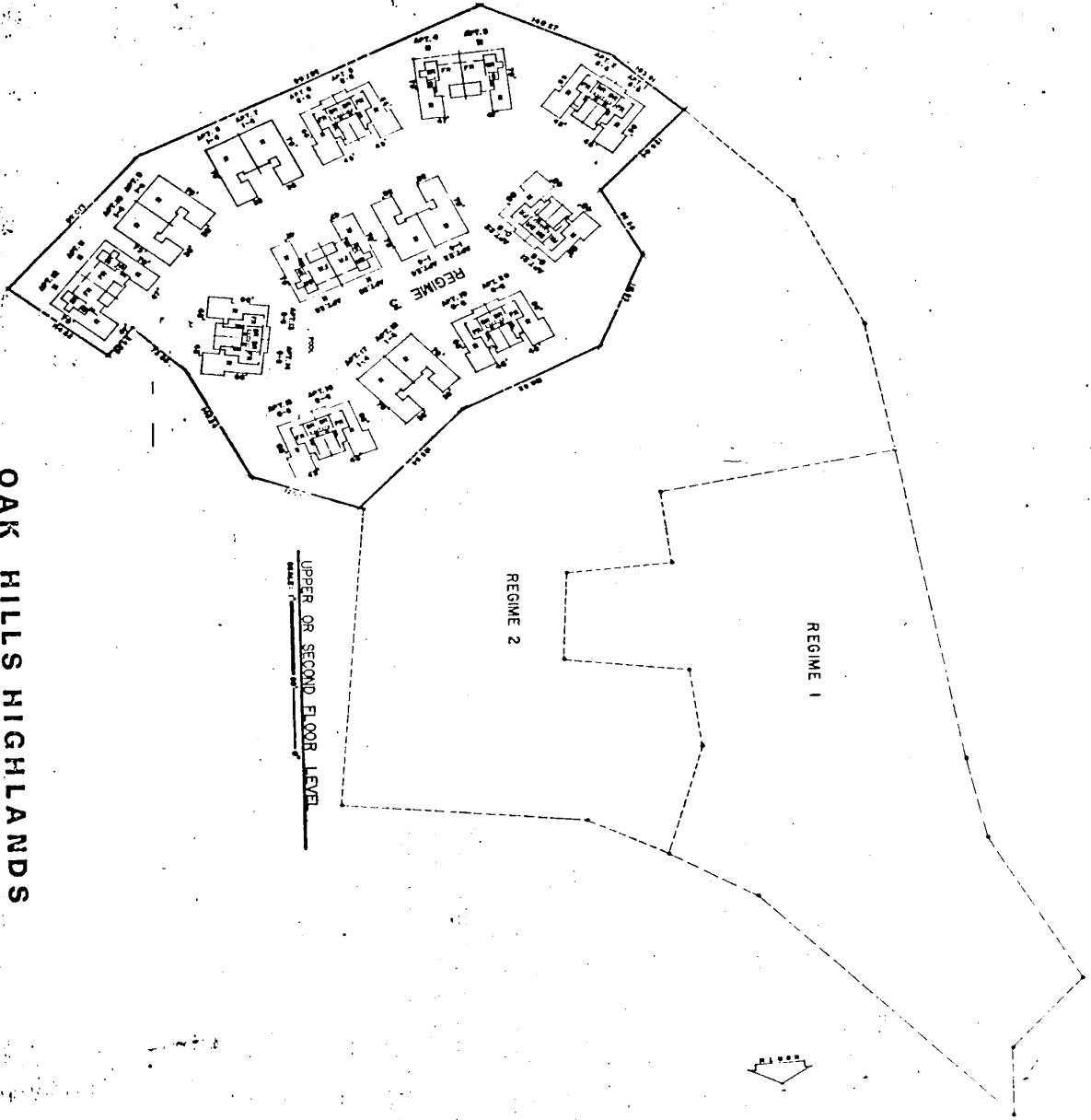
OAK HILLS HIGHLANDS  
CONDOMINIUM PROPERTY REGIME NO. 3



NOTE:  
 OAK HILLS PLAZA, JEFFERSON PLAZA, S. 20TH PLAZA, SIBIR PLAZA,  
 AND ADAMS PLAZA ARE PRIVATE DRIVES SUBJECT TO RESERVED  
 EASEMENTS FOR PEDESTRIAN AND VEHICULAR ACCESS.

BOOK 590 PAGE 699

OAK HILLS HIGHLANDS  
CONDOMINIUM PROPERTY REGIME NO. 3



50 April

RECEIVED  
 177 DEC 15 PM 1:34  
 CLARENCE ESTER  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NEBR.

Book 590  
 Page 695  
 of 700

Fee 22.00  
 Index 1-41  
 Copied 1-2  
 228-48  
 2-1