

FIRST AMENDMENT TO BYLAWS

OF

OAKTOWNE SQUARE CONDOMINIUM PROPERTY REGIME

The undersigned are the owners of more than two-thirds of the total basic value of the apartments in the foregoing named condominium administered by the bylaws recorded in Deed Book 546, page 614 in the Register of Deeds of Douglas County, Nebraska and hereby partially amend said bylaws as follows:

- 1) Paragraph (5) of said bylaws is hereby partially amended to permit proxy voting by the record owner.
- 2) Paragraph (4) of said bylaws is hereby partially amended to delete the sentence that stated no notice of annual meetings be given. It also amended the date of the annual meeting to become the first Monday of April at 7:00 P.M. at a designated location and regular member meetings are provided for.
- 3) Paragraph (5) of said bylaws is hereby partially amended to delete the last sentence concerning notice of the meeting.
- 4) Paragraph (7) of said bylaws is hereby partially amended to change the word "member meetings" to read "annual meetings" in the first sentence.

A new paragraph is added to establish a quorum for regular monthly meetings of owners representing twenty-five per cent of the total basic value of the condominium regime.

A new paragraph is added to establish the procedures for proxy voting.

- 5) Paragraph (8) of said bylaws is hereby partially amended to delete the third sentence and the first phrase of the fourth. The new third sentence will then begin with the words "Any administrator may be removed by...."
- 6) Paragraph (9) of said bylaws is hereby partially amended to delete the sentence which said that notice of the annual meeting was not required.
- 7) Paragraph (10)(a) of said bylaws is hereby partially amended to change the word "company" to read "association".
- 8) Paragraph (11) of said bylaws is hereby partially amended to add a new third sentence as follows: "The fiscal year shall run from April 1 through March 31 of the following year."
- 9) Paragraph (12) of said bylaws is hereby partially amended to delete sentence number five.

Subparagraphs are added to provide for reduced assessments if reconstruction is required, denial of pool use to delinquent members and lien and other incurred expenses to be paid by members who cause the expense.

- 10) Paragraph (15) of said bylaws is hereby partially amended to add the word "revised" before the word "bylaws" in the last sentence.
- 11) Said bylaws are hereby partially amended by adding a new final paragraph referring to Robert's Rules of Order.
- 12) Except as provided above, the original bylaws remain unchanged and in full force and effect.

Executed this 5th day of January 1981.

Owner

Apartment Owned in
Oaktowne Square Condominium
Property Regime

Joseph A. Forrester

45

Betty Walker

39

Robert E. Beavers

16

David M. Schulte

1

Ronald W. Taylor

27

Jackie Murch

20

Samuel J. Holtzman

126

Marjorie Harford

18

Frank Kelly

17

Joyce Lanley

31

Shirley Moedhammer

48

Dorothy Anderson

47

Kathleen A. Picoraro

23

Al Bream

11

Ella MacCoy

42

Marlene DeBora

44

Lew W. Cox

Maria Cox

9

Bob Mausbach

Katherine J. Mausbach

43

John del Castillo

Maria del Castillo

10

Kathy Spiegelhalter

8

Larry J. Breidin

Caroline Breidin

2

Margaret M. Kerson

12

Eric Mathieson

Linda Mathieson

25

Roland E. McKinney

7

Mary Ellen Kronberg

28

Mrs. Caroline Brekin

—

Patricia M. Lund

13

Norma L. Prewett

5

Norma Ince Allgood
Bernis Jean Allgood

15

John R. Hite

46

Susan V. Hurley

30

Maxine V. Tins

32

Bess Atkins

35

Lis Price

29

Ralph A. Lair, Jr.

Ralph A. Lair, Jr., President

6

Joshua H. Madson
Bert Madson

4

Victor A. Bishop

22

Sam H. Purik

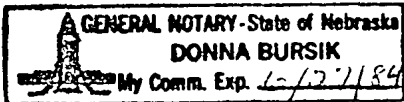
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STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

On the date last-above written before me, the undersigned, a Notary Public, duly commissioned and qualified for said County, personally came Zeneth A Pelczynski, Betty Walkup, Robert C. Bowersox, David M. Schulte, Ronald W. Traynor, Jackie Munch, Delmar J. Holtzinger, Marjorie Harford, Ronald L. Wiley, Joyce Ganley, Shirley Moedlhammer, Nancy Amsler, Kathleen A. Pecoraro, Al Bream, Etta Mae Covert, Marlene Penkava, Lee W. Cox, Marie S. Cox, Bob Mausbach, Kathryn J. Mausbach, John DelCastillo, Diane DelCastillo, Kathy Spiegelhalter, Larry J. Bredin, Caroline Bredin, Margaret M. Krusen, Eric Matthiesen, Linda Matthiesen, Roland E. McKinsey, Mary Ellen Kronberg, Patricia M. David, Norma L. Prevet, Norma True Allgood, Dennis Dean Allgood, Jonn K. Miles, Susan V. Hurley, Maxine V. Lins, Bev Adkins, Lois Brice, Hershel H. Madoerin, Beata P. Madoerin, Victoria A. Becker and Paul M. Bursik owners of the foregoing apartments, to me known to be the identical persons whose names are subscribed to the foregoing First Amendment To Bylaws, and acknowledged the execution thereof to be their voluntary act and deed.

Also on the date last-above written before me, the undersigned, a Notary Public in and for said County, personally came Ralph A. Lair, President of Oaktowne Square Condominium Property Regime (A Corporation) and also owner of a foregoing apartment, to me personally known to be the President and the identical person whose name is affixed to the foregoing First Amendment To Bylaws, and acknowledged the execution thereof to be his voluntary act and deed of said corporation.

WITNESS my hand and Notarial Seal on the date last-above written.



Donna Bursik

Notary Public

Fee 33.00
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1981 JAN - 7 AM 9:55
CLARENCE J. HARRIS
REGISTER OF DEEDS
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