

AMENDMENT TO MASTER DEED CREATING  
"SPANISH VILLAGE CONDOMINIUM PROPERTY REGIME"

The undersigned, being all of the coowners of the total basic value of all of the property included within Spanish Village Condominium Property Regime, and pursuant to Paragraph G of EXHIBIT "V" forming a part of the Master Deed creating Spanish Village Condominium Property Regime, which Master Deed was recorded on October 21, 1971 commencing at Book 1441 at Page 719 of the Deed Records of Douglas County, Nebraska, do hereby amend said Master Deed, By-Laws and plans attached to said Master Deed in the following respects:

1. EXHIBIT "I" attached to said Master Deed is amended to the form of the EXHIBIT "I" attached to this document.
2. EXHIBIT "II" attached to said Master Deed, which sets forth the general description and number of each apartment, expressing its area, location and other identifying data, is amended as to pages 1 of 5, 2 of 5, 3 of 5 and 5 of 5 to the form of pages 1 of 5, 2 of 5, 3 of 5 and 5 of 5 of said EXHIBIT "II" attached hereto.
3. EXHIBIT "III" attached to said Master Deed is amended to the form of the EXHIBIT "III" attached to this document.
4. EXHIBIT "IV" attached to said Master Deed is amended to the form of the EXHIBIT "IV" attached to this document.
5. The first sentence of Paragraph F, a part of EXHIBIT "V" attached to said Master Deed, is amended to read as follows: "Except for sales made to Petco, Inc., a Nebraska corporation, Lloyd R. Pettegrew, Rose Mary Pettegrew, Robert P. Pettegrew, or Ginger K. Pettegrew, or any one or more of them, no apartment owner may sell or lease his apartment or any interest therein without the prior written approval of the association."
6. Paragraph 7) of the By-Laws set forth in EXHIBIT "VI" attached to said Master Deed is amended to read as follows:
  - 7) Management. The affairs of Spanish Village Association, Inc. shall be managed by a Board of not less than three (3) nor more than nine (9) Administrators (also known as directors) elected by the members at the annual meeting of the members, the number of Administrators to be set annually by vote of the members at said annual meeting. Vacancies occurring in memberships on such board shall be filled by the remaining administrators. The term of each administrator shall be until the next annual meeting of the members, or until his successor is duly elected and qualified. The Board of Administrators shall have authority for the care, upkeep and surveillance of the buildings and the general and limited common elements or services included in Spanish Village Condominium Property Regime, and shall also have the authority for the designation and dismissal of personnel necessary for the works and the general or limited common services of such buildings. Compensation of administrators and of employees of the association shall be fixed by the Board of Administrators. An administrator may be an employee of the association, and a contract for management of the Condominium Property Regime may be entered into with an administrator or with an entity of which he is a representative or owner. Any administrator may be removed by a majority vote of the members at any special meeting of the members called for that purpose and the vacancy thus created may be filled at such special meeting by the members.

Notwithstanding the foregoing, until December 31, 1976, or until the parties who shall sign the original Master Deed for Spanish Village Condominium Property Regime, as developers, elect in writing to waive their right to elect the administrators (whichever shall first occur), the administrators of Spanish Village Association, Inc., shall be chosen solely by a majority vote of the persons who shall have executed the Master Deed creating Spanish Village Condominium Property Regime.

A majority of the administrators shall constitute a quorum and any action taken by a majority vote of the administrators present at a meeting which has a quorum, shall constitute the act of the administrators.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of November, 1973, at Omaha, Nebraska.

Lloyd R. Pettegrew  
Lloyd R. Pettegrew

Rose Mary Pettegrew  
Rose Mary Pettegrew

Robert P. Pettegrew  
Robert P. Pettegrew

Ginger K. Pettegrew  
Ginger K. Pettegrew

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

Before me, the undersigned, a Notary Public, personally came LLOYD R. PETTEGREW and ROSE MARY PETTEGREW, husband and wife, and ROBERT P. PETTEGREW and GINGER K. PETTEGREW, husband and wife, to me personally known to be the persons who executed the above and foregoing Amendment To Master Deed Creating "Spanish Village Condominium Property Regime", and they and each of them acknowledge the execution thereof to be his, her or their voluntary act and deed.

WITNESS my hand and Notarial Seal at Omaha in said County this 13th day of November, 1973.

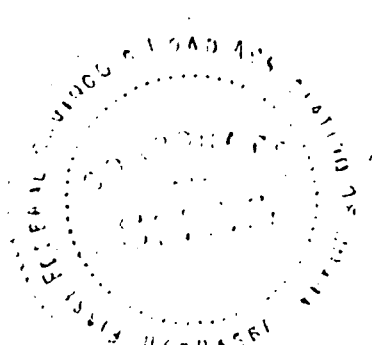


PAUL A. RAUTH  
GENERAL NOTARY  
State of Nebraska  
My Commission Expires  
November 12, 1975

Paul A. Rauth  
Notary Public

APPROVAL AND CONSENT

COMES NOW First Federal Savings And Loan Association of Omaha, Nebraska, mortgagee, and consents to the foregoing Amendment To Master Deed.



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION  
OF OMAHA, NEBRASKA

By: Robert R. Root

Title: Exec. Vice Pres.

STATE OF NEBRASKA )  
 ) ss  
COUNTY OF DOUGLAS )

Before me, a notary public qualified for said county, personally came Robert R. Root, Executive Vice President of First Federal Savings and Loan Association of Omaha, Nebraska, a corporation, known to me to be the Executive Vice President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority. Witness my hand and notarial seal on November 20, 1973.



RUSSELL O. MCCrackEN  
General Notary - State of Nebr.  
My Commission Expires  
May 4, 1977

Russell O. McCracken  
Notary Public.

## EXHIBIT "I"

DESCRIPTION OF LAND AND BUILDINGS  
IN  
SPANISH VILLAGE CONDOMINIUM PROPERTY REGIME

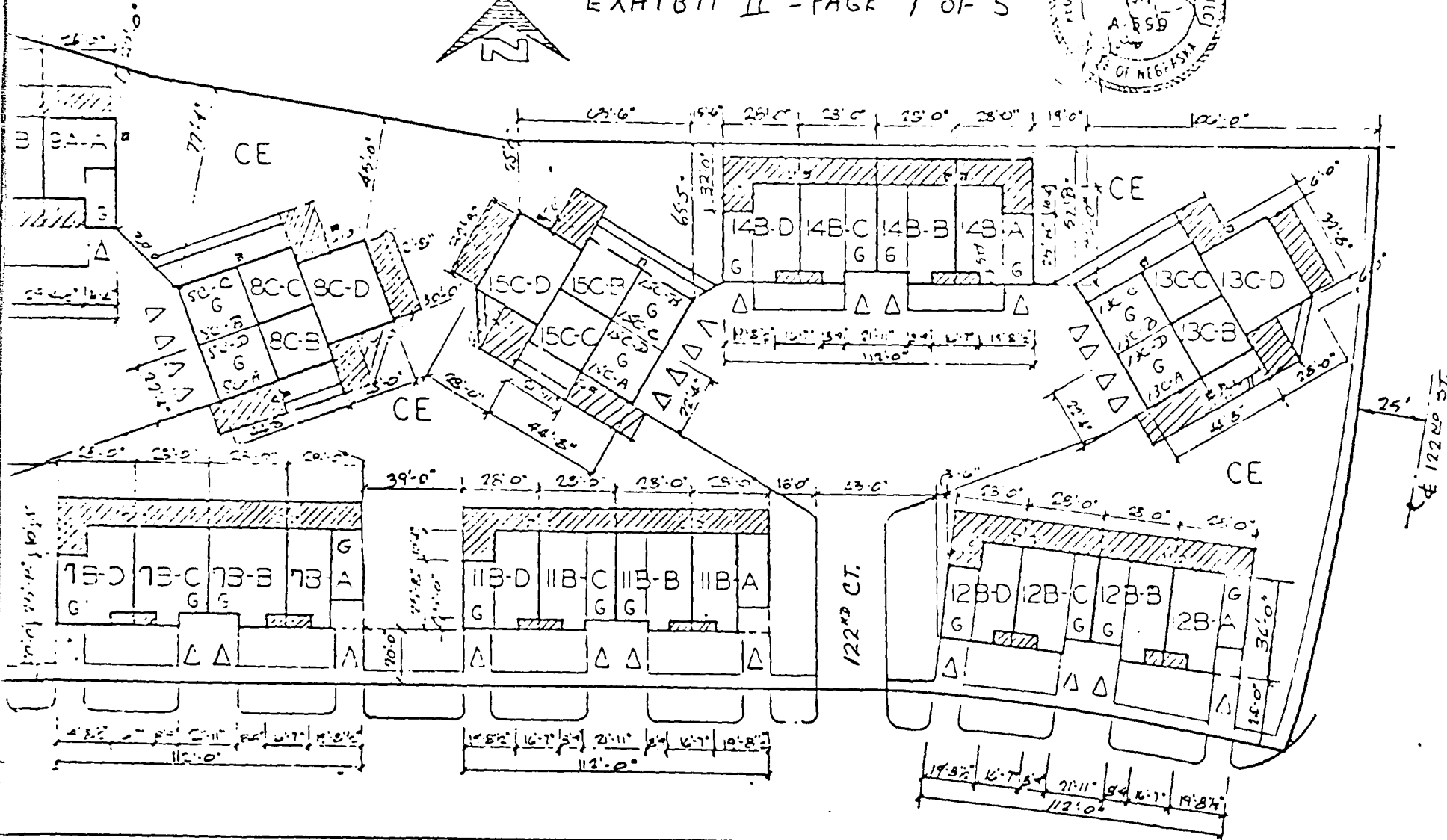
The land included in this Property Regime consists of all of Lots 1, 2, 3, 4, 5, 6 and 7, Block 3, Miracle Hills, an addition in Douglas County, Nebraska, as surveyed, platted and recorded, having a total square footage area of 229,498 square feet.

The buildings included in this Condominium Property Regime consist of Fifteen (15) buildings, each containing four (4) apartments, located as shown on Exhibit "II" attached to the Master Deed, said buildings containing a total main floor area of 49,779 square feet. The buildings are numbered from 1 to 15 inclusive, and are described as Building Type A, Building Type B, or Building Type C. The four (4) apartments in each building are described by designation A, B, C and D. Any one apartment is designated by the building number, the type of building, and the letter designation of the respective apartment. Type A buildings have a main floor area of 3,717 square feet; Type B buildings have a main floor area of 3,529 square feet; and Type C buildings have a main floor area of 2,909 square feet.

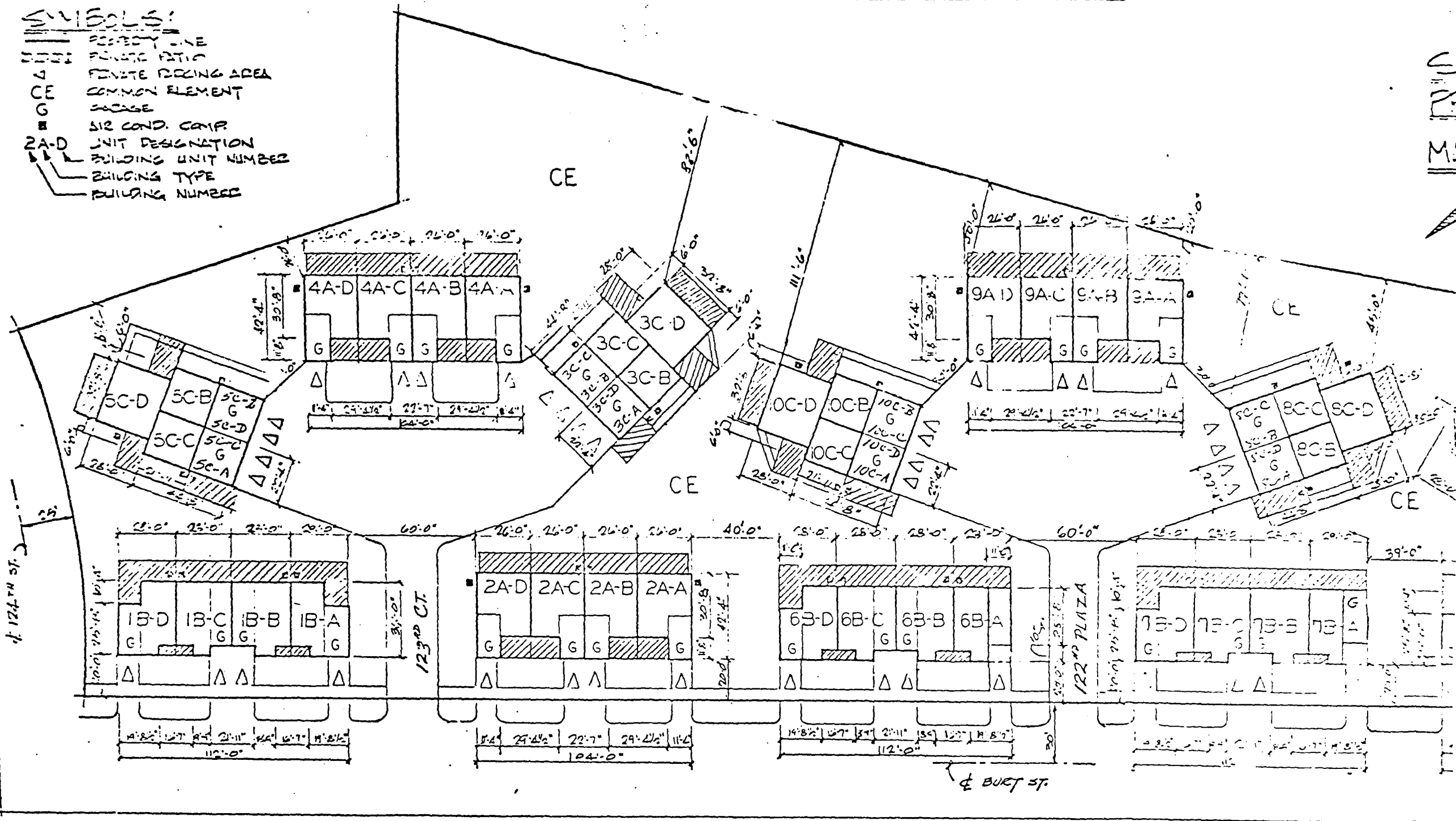
# SPANISH VILLAGE CONDOMINIUM PROPERTY REGIME

## MAIN LEVEL FLOOR PLAN

EXHIBIT "II" - PAGE 1 OF 5

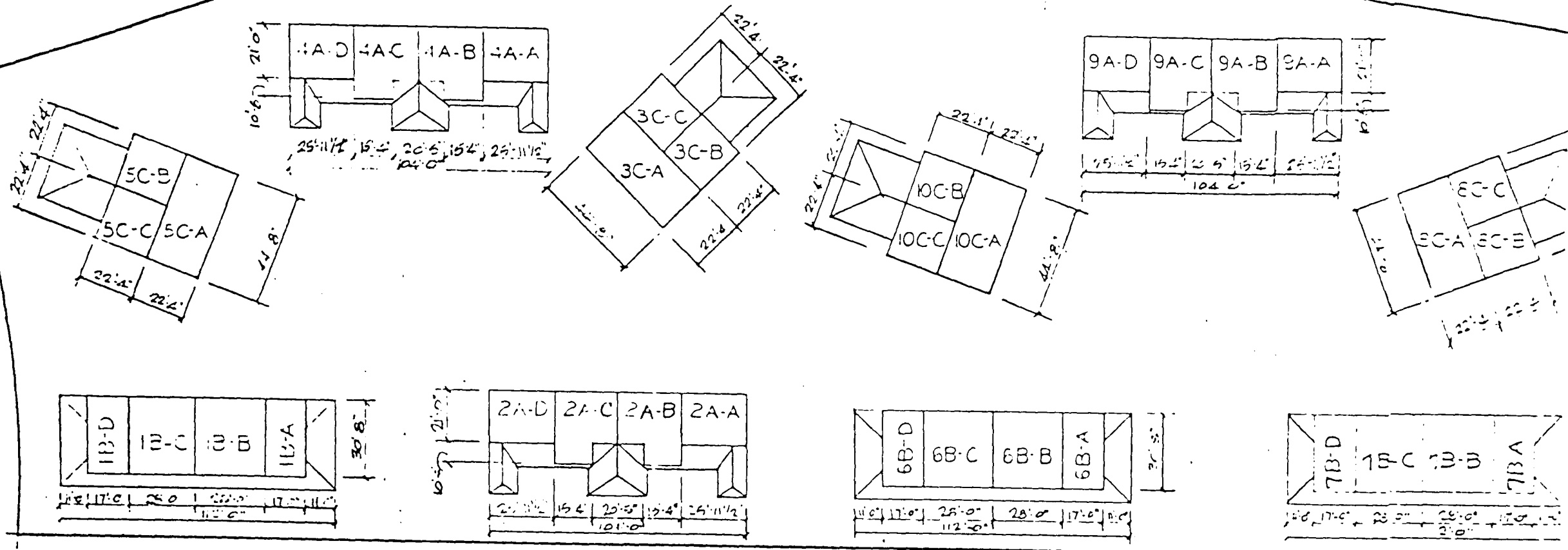


- LEGEND:**
- PROPERTY LINE
  - PLANNED PATH
  - △ PRIVATE PARKING AREA
  - CE COMMON ELEMENT
  - G GARAGE
  - AIR COND. COMP.
  - 2A-D UNIT DESIGNATION
  - 1 BUILDING UNIT NUMBER
  - 2 BUILDING TYPE
  - 3 BUILDING NUMBER



## SYMBOLS:

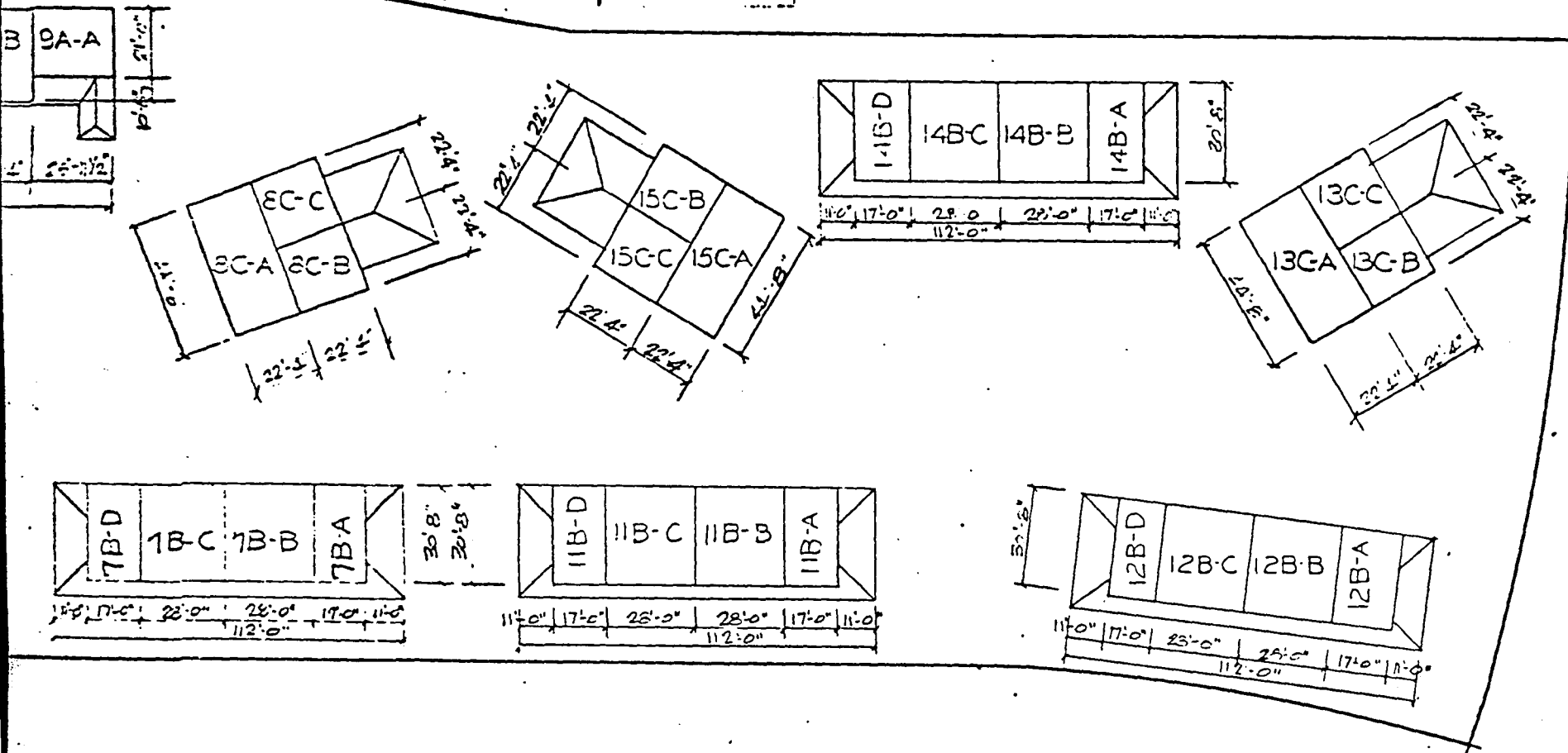
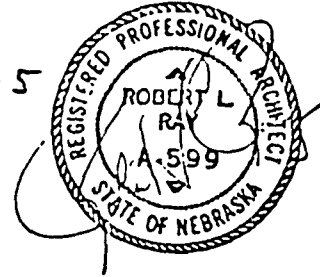
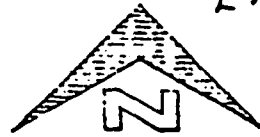
- PROPERTY LINE  
2A-D UNIT DESIGNATION  
BUILDING UNIT NUMBER  
BUILDING TYPE  
BUILDING NUMBER



# SPANISH VILLAGE CONDOMINIUM PROPERTY REGIME

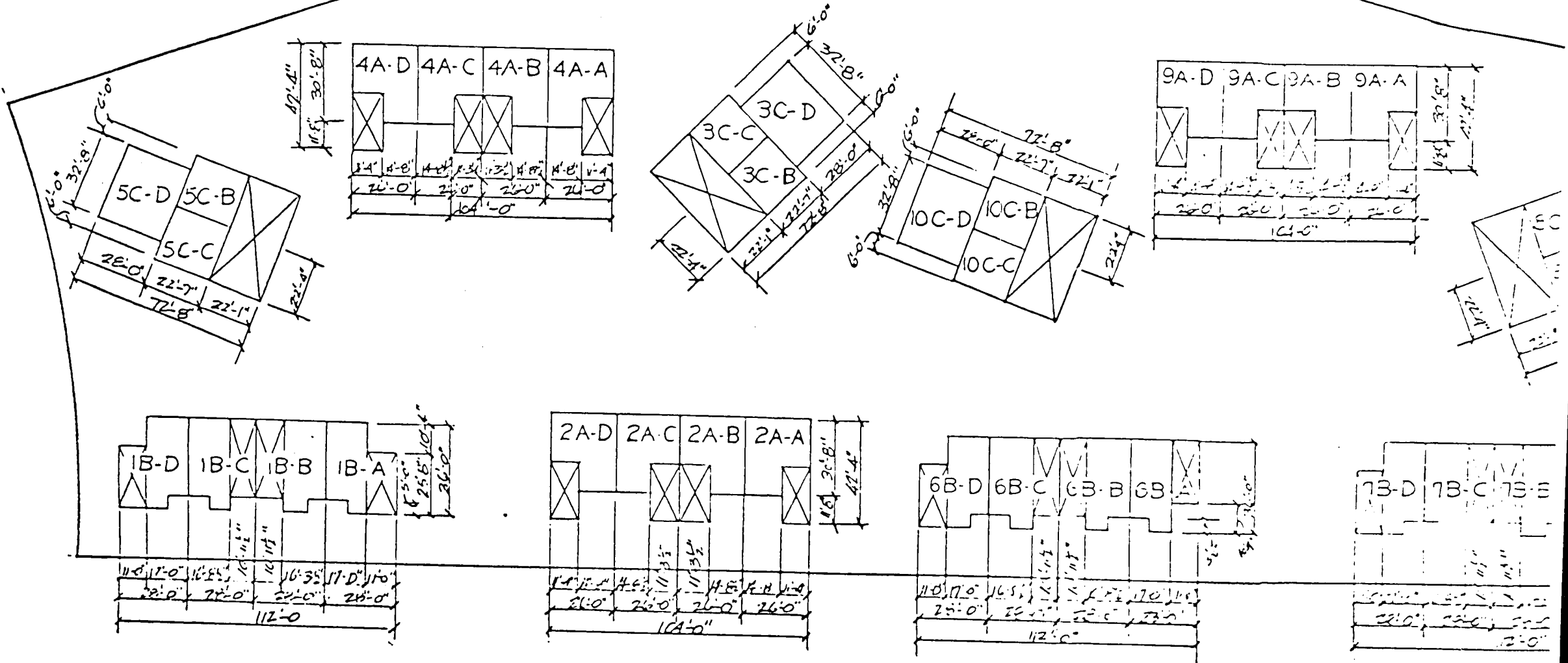
## UPPER FLOOR PLAN

EXHIBIT "II" - PAGE 2 OF 5



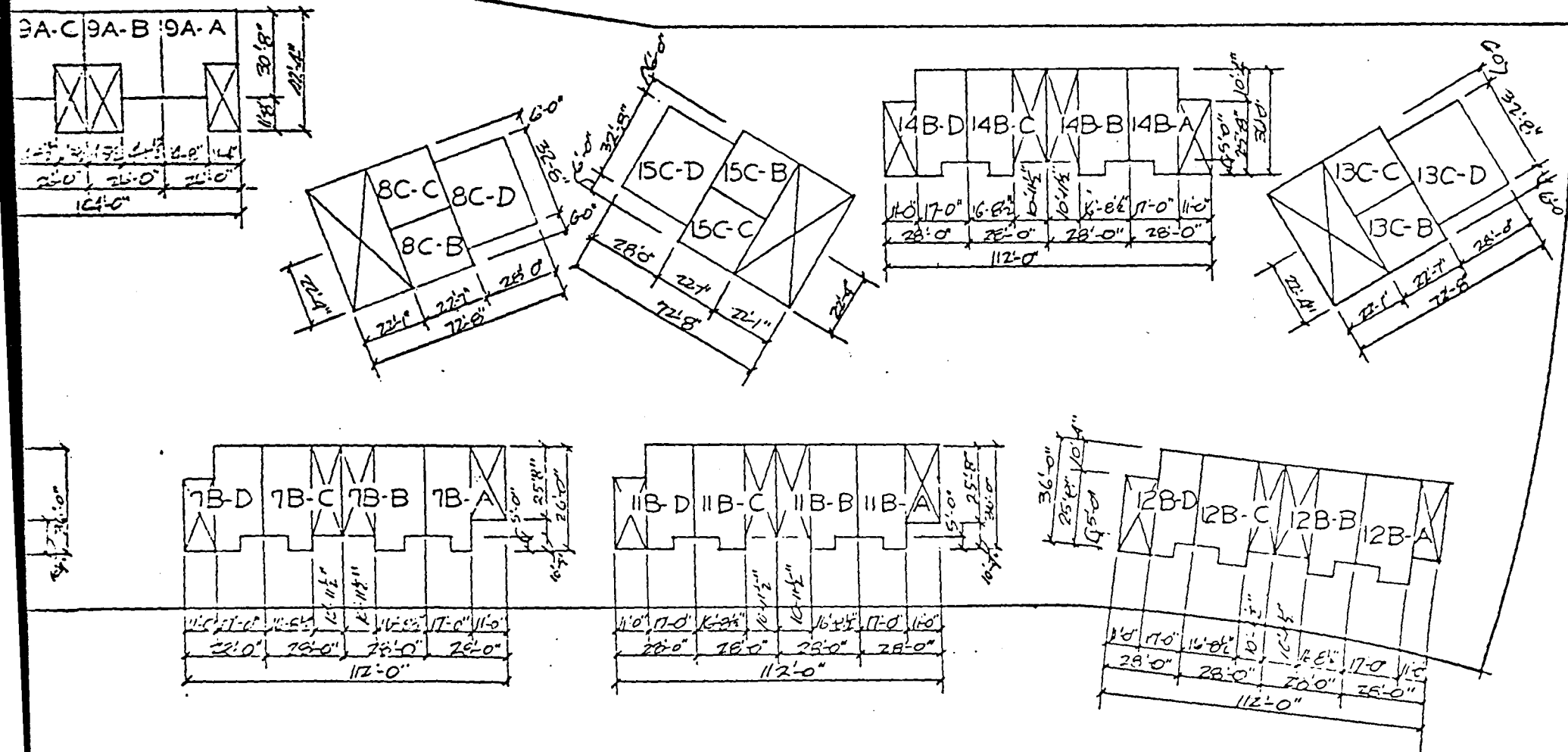
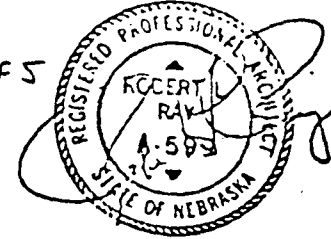
# SYMBOLS:

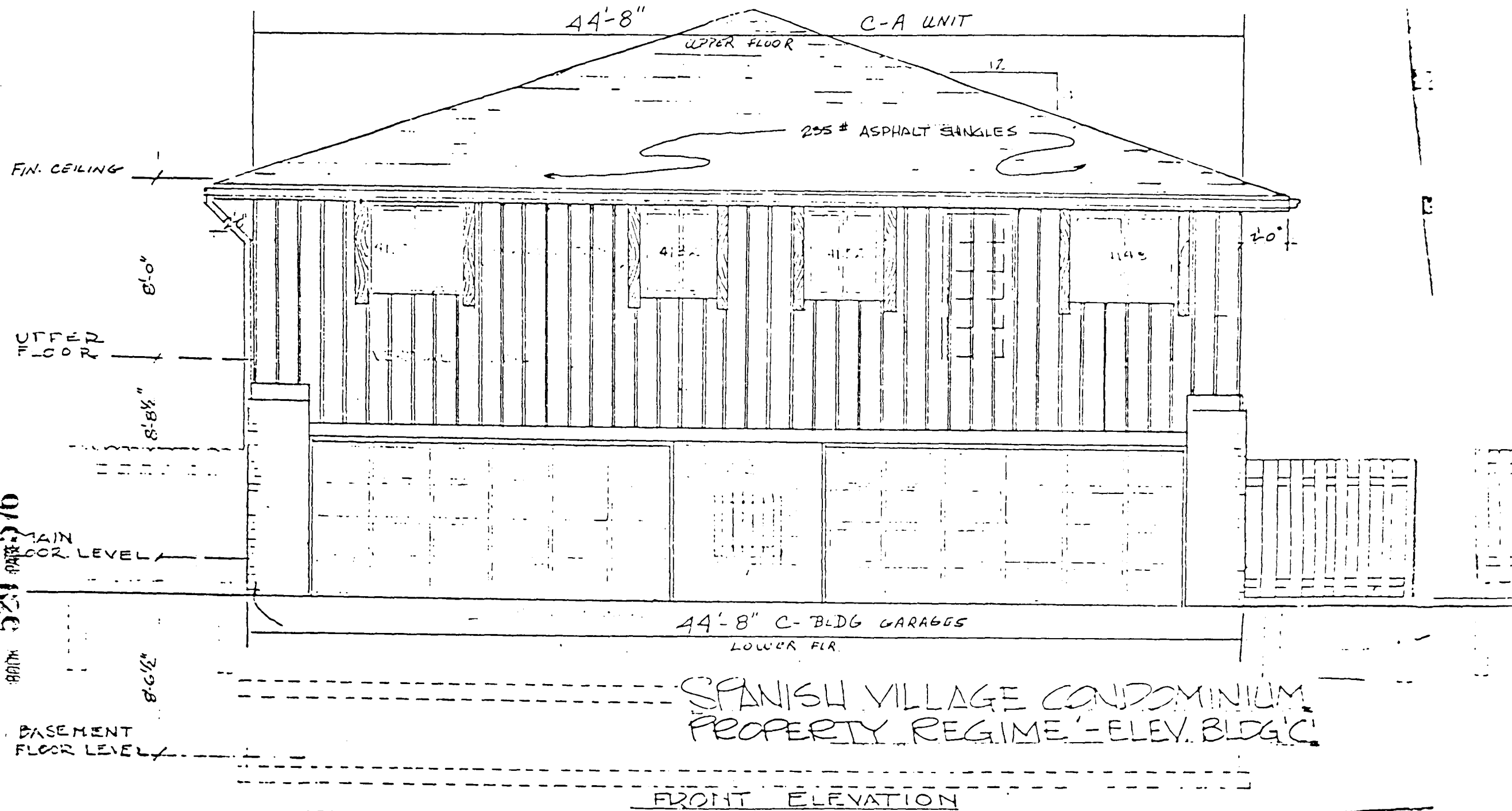
- PROPERTY LINE
- UNOCCUPIED AREA
- 2--D UNIT DESIGNATION
- 2--D UNIT NUMBER
- BUILDING TYPE
- BUILDING NUMBER

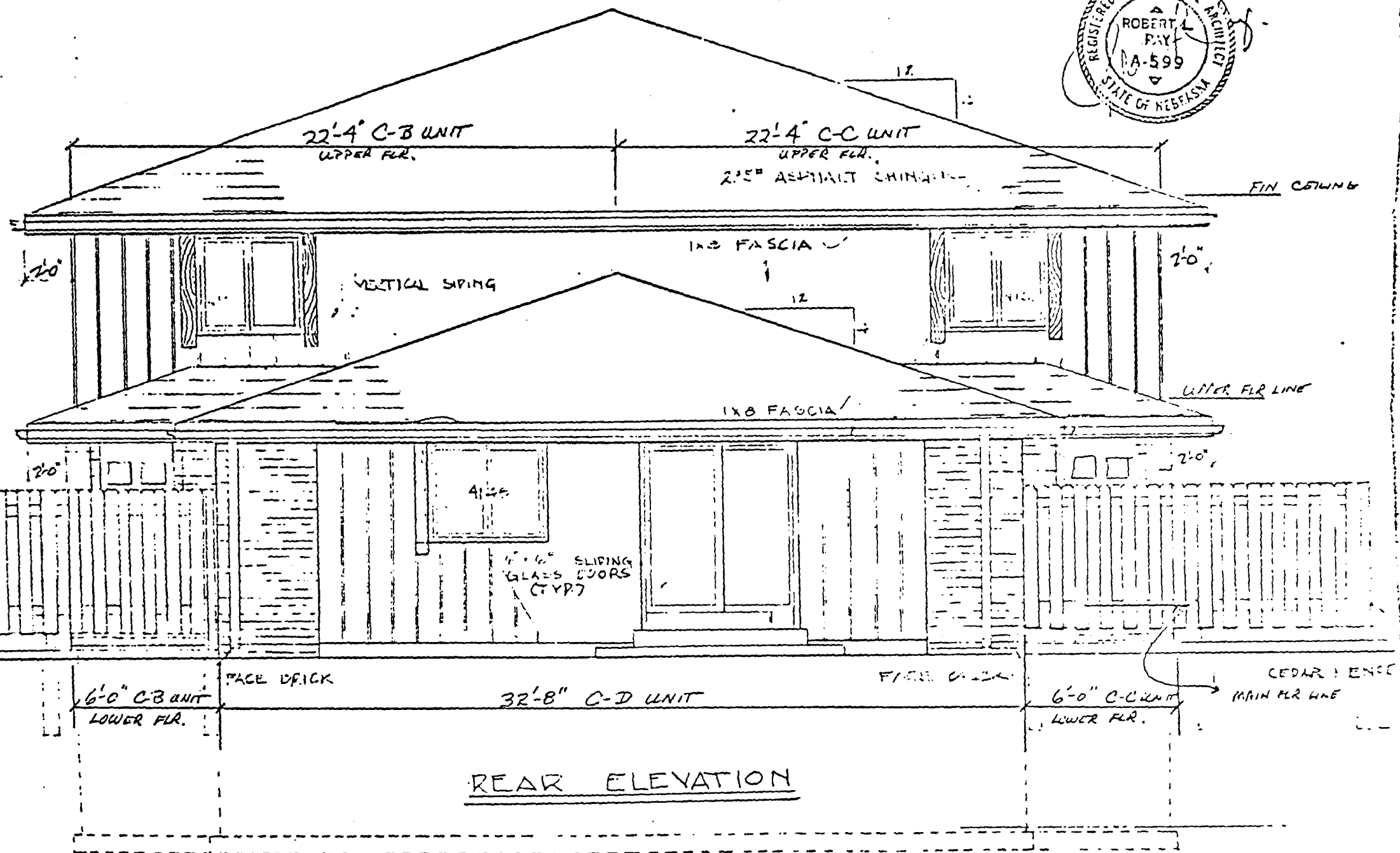
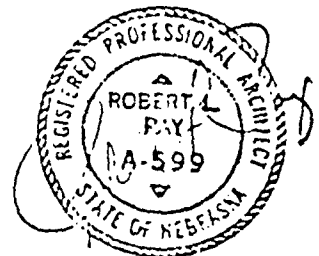




## LOWER FLOOR PLAN







## EXHIBIT "III"

## GENERAL COMMON ELEMENTS

The land on which the buildings stand, including all of Lots 1, 2, 3, 4, 5, 6 and 7, Block 3, Miracle Hills, an addition in Douglas County, Nebraska, as surveyed, platted and recorded, except yard areas included within patios as delineated on the plans, EXHIBIT "II", as amended, which yard areas shall not be common elements; the exterior surfaces of all buildings, except for screening, window glass and exterior doors, including garage doors; the foundations, main walls, roofs, yards and gardens not included within patios as above excepted; drives, walks and parking areas, except parking areas which are delineated on the plans, EXHIBIT "II" as amended, as belonging to specific apartments; and all parts of the property and improvements thereon which are not located within the apartments as shown on the plans, EXHIBIT "II" as amended, or within the excluded yard areas and parking areas as above provided; and, on Type C buildings, the garage doors shall be limited common elements with respect to the apartments in such Type C buildings. For purposes of clarification, air conditioning compressors or units are not common elements, but are part of the respective apartments, and shall be maintained and replaced as needed by the owner of the respective apartments. Each apartment owner shall be responsible for the repair, maintenance and replacement of all window glass, screening, and exterior doors, including garage doors and the mechanical operators thereof, it being understood that the only common area maintenance of exterior doors shall be the painting or finishing for the exterior surfaces thereof. If any owner fails to repair, maintain or replace such part of the exterior of his apartment as is required by this Master Deed and the By-Laws attached thereto, then the association which shall handle the management of this Condominium Property Regime, may perform such work, invoice the owner therefor and secure and enforce a claim and lien therefor against the owner and his apartment in like manner as a delinquent assessment for common element expense.

## EXHIBIT "IV"

The total value of the entire Condominium Property Regime is \$1,300,000.00 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 NO.</u>	<u>BASIC VALUE</u>	<u>PERCENTAGE INTEREST</u>
1B-A	\$ 22,360.00	1.72%
1B-B	24,310.00	1.87%
1B-C	24,310.00	1.87%
1B-D	22,620.00	1.74%
2A-A	23,010.00	1.77%
2A-B	25,090.00	1.93%
2A-C	25,090.00	1.93%
2A-D	23,010.00	1.77%
3C-A	17,160.00	1.32%
3C-B	19,500.00	1.50%
3C-C	19,760.00	1.52%
3C-D	18,980.00	1.46%
4A-A	23,270.00	1.79%
4A-B	25,350.00	1.95%
4A-C	25,350.00	1.95%
4A-D	23,270.00	1.79%
5C-A	17,160.00	1.32%
5C-B	19,760.00	1.52%
5C-C	19,500.00	1.50%
5C-D	18,980.00	1.46%
6B-A	22,360.00	1.72%
6B-B	24,310.00	1.87%
6B-C	24,310.00	1.87%
6B-D	22,360.00	1.72%
7B-A	22,360.00	1.72%
7B-B	24,310.00	1.87%
7B-C	24,310.00	1.87%
7B-D	22,360.00	1.72%
8C-A	17,160.00	1.32%
8C-B	19,500.00	1.50%
8C-C	19,500.00	1.50%
8C-D	18,590.00	1.43%
9A-A	23,010.00	1.77%
9A-B	25,090.00	1.93%
9A-C	25,090.00	1.93%
9A-D	23,010.00	1.77%
10C-A	17,160.00	1.32%
10C-B	19,760.00	1.52%
10C-C	19,500.00	1.50%
10C-D	18,980.00	1.46%
11B-A	22,360.00	1.72%
11B-B	24,310.00	1.87%
11B-C	24,310.00	1.87%
11B-D	22,360.00	1.72%
12B-A	22,360.00	1.72%
12B-B	24,310.00	1.87%
12B-C	24,310.00	1.87%
12B-D	22,360.00	1.72%
13C-A	17,160.00	1.32%
13C-B	19,500.00	1.50%
13C-C	19,500.00	1.50%
13C-D	18,590.00	1.43%
14B-A	22,360.00	1.72%
14B-B	24,310.00	1.87%
14B-C	24,310.00	1.87%
14B-D	22,360.00	1.72%
15C-A	17,160.00	1.32%
15C-B	19,500.00	1.50%
15C-C	19,500.00	1.50%
15C-D	18,200.00	1.40%

\$1,300,000.00

100.00%

20  
 INDEXED BY NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
 FILED 20 DAY OF November 1973 AT 3:00 P. M. C. HAROLD OSTLER, REGISTER OF DEEDS