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AMENDMENTS TO BYLAWS
OF
SPANISH VILLAGE ASSOCIATION, INC.,
A Nebraska Nonprofit Corporation,
AND OF
SPANISH VILLAGE CONDOMINIUM PROPERTY REGIME

GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Pursuant to the Condominium Property Act, particularly § 76-815 of the Revised Reissued Statutes of Nebraska and upon due execution and acknowledgment by the president of Spanish Village Association, Inc., the bylaws of Spanish Village Association, Inc. and of Spanish Village Condominium Property Regime shall be amended as set out below. Such amendments shall become operative upon the recording of this instrument in the office of the Register of Deeds of Douglas County, Nebraska in the manner provided by law.

(1) The language of paragraphs three, four, six, seven, and fourteen is deleted in its entirety.

(2) The following language shall be included in the Bylaws:

PARAGRAPH 3

3) Members. Spanish Village Association, Inc., has been organized to provide a means for the administration and management for Spanish Village Condominium Property Regime, in Douglas County, Nebraska. Membership in the corporation is automatically granted and restricted to record owners of apartments in said Condominium Property Regime. The vote on behalf of any apartment in said Condominium Property Regime shall be in person by the record owner thereof or by the duly appointed proxy of said owner. The effective period of the proxy shall be for the duration of the specific meeting for which the proxy was appointed, and under no circumstances for a period of more than eleven (11) months. The record owner may appoint as proxy any other individual or, as desired, give power to the Board of Administrators, a committee thereof, or any individual Board member or officer to exercise the proxy. If any such apartment is owned by more than one person, or by a corporation or other entity, such vote shall be cast by the person named in a certificate signed by all of the owners of the apartment and filed with the secretary of Spanish Village Association, Inc. Each apartment in Spanish Village Condominium Property Regime shall be entitled to that number of votes which shall equal the total basic value, in dollars, assigned to such apartment in the Master Deed creating Spanish Village Condominium Property Regime.

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PARAGRAPH 4

4) Meetings of Members. The annual meeting of the members of Spanish Village Association, Inc., will be held on the second Sunday in the month of January of each year, at such time and place within Douglas County as the Board of Administrators shall select, for the purpose of electing a Board of Administrators, who shall also constitute the directors of Spanish Village Association, Inc., as well as for the transaction of any other business that may properly come before the meeting of the members. Notice of the annual meeting, specifying the date, time, and place of the meeting, shall be given at least ten (10) days prior to the annual meeting.

Special meetings of the Members of Spanish Village Association, Inc., may be called by the president or vice president, or by a majority of the Board of Administrators (directors) and shall be called by the secretary of Spanish Village Association, Inc., upon receipt by such secretary of a written request signed by members of Spanish Village Association, Inc., owning at least two thirds of the total basic value of Spanish Village Condominium Property Regime. Notice of special meetings, specifying the date, time, place, and matters of discussion of the meeting, shall be given by written notice not less than ten (10) days prior to the date of such special meeting. Such notice may be delivered either personally or by mailing to the member at the address given to the Board for such purpose or, if no address is given, to the apartment unit number. Such notice may be waived, either before or after such special meeting.

PARAGRAPH 6

6) Quorum. A quorum at meetings of members of Spanish Village Association, Inc., shall consist of persons owning a majority of the total basic value of Spanish Village Condominium Property Regime, provided however, that at any meeting where less than a quorum may be in attendance, such meeting may be adjourned from time to time, without further notice, by a majority vote of the total basic value represented at such meeting. Except as otherwise required by law, the affirmative vote of a majority of members present at any meeting where a quorum is present shall constitute the decision of the members of Spanish Village Association, Inc.

PARAGRAPH 7

7) Management. The affairs of Spanish Village Association, Inc., shall be managed by a Board of six (6) Administrators (also known as directors). In 1987, six

administrators shall be elected, three for a term of one year and three for a term of two years. Thereafter, three administrators shall be elected by the members at the annual meeting. The term of each administrator elected in 1988 and thereafter shall be for two years, or until his successor is duly elected and qualified. Vacancies occurring in memberships on such board shall be filled by the remaining administrators. In the event that vacancies are created in all Board positions, the vacancies shall be filled at a special meeting of the members. If any administrator shall miss four consecutive regular meetings for any reason, excluding illness, the administrator shall be deemed removed by vote of a majority of the members. 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.

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.

PARAGRAPH 14

14) Amendment. These By-Laws and the system of administration set out herein may be amended only by vote of unit members representing at least two thirds of the total basic value of the properties in Spanish Village Condominium Property Regime as set forth in the Master Deed, but each such amendment shall comply with the Condominium Property Act of the State of Nebraska, particularly as to Section 76-815 Revised Statutes of Nebraska. Such amendment shall be executed and acknowledged by the president and attested by the secretary of Spanish Village Association, Inc., and shall be operative upon the recording of such amendment in the office of the Register of Deeds of Douglas County, Nebraska in the manner as provided by law.

(3) The following language shall be added to the end of paragraph five:

"Indemnification. The corporation shall indemnify the directors and officers or former directors and officers of the Corporation, or of any person who may have served at the Corporation's request as a director or officer of another Corporation, whether for profit or not for profit, against expenses actually and necessarily incurred by him or her in connection with the defense of any action, suit or proceeding in which he or she is made a party by reason of being or having been such director or officer, except in relation to matters as to which he or she shall be adjudged in such action, suit, or proceeding to be liable for negligence or misconduct in the performance of duty. Such indemnification shall not be deemed exclusive of any other rights to which such director or officer may be entitled under any bylaw, agreement, vote of the Board of Directors, or otherwise. All amounts expended pursuant to any indemnification of directors or officers of the Corporation or for payment of insurance purchased and maintained on behalf of any director or officer insuring against any liability asserted against him or her and incurred by him or her in or arising out of capacity as a director or officer shall constitute a common expense of the Association."

(4) The following language shall be added to the end of paragraph ten:

"The expenditure of reasonable amounts in excess of \$3,000.00 for the purposes of preserving, protecting, repairing, or operating the common elements shall not be considered a violation of this bylaw."

(5) The following language shall be added to the end of paragraph eleven:

"A late charge in an amount to be determined by the Board of Administrators shall be levied on all delinquent payments. The Board shall also be authorized to impose upon the members reasonable fines for any violation of the Master Deed, Use and Occupancy Restrictions, and the Bylaws, after notice of such violation and opportunity for a hearing has been granted."

The above and foregoing Amendments to Bylaws of Spanish Village Association, Inc., a Nebraska Nonprofit Corporation, and Spanish Village Condominium Property Regime were duly adopted by at least two-thirds of the total basic value of the properties of

Spanish Village Condominium Property Regime in compliance with the Master Deed and Bylaws of Spanish Village Condominium Property Regime and the Nebraska Condominium Property Act, as amended.

SPANISH VILLAGE ASSOCIATION, INC.,
A Nebraska nonprofit corporation
and Spanish Village Condominium
Property Regime

By Frances a Wilson
Frances Wilson, President

Attest:

Jackie Carr
Jackie Carr, Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing was acknowledged before me by Frances Wilson and Jackie Carr, President and Secretary, respectively, of Spanish Village Association, Inc. and Spanish Village Condominium Property Regime this 10th day of February, 1987.

R. G. Battger
Notary Public
R. G. BATTGER
My Comm. Exp. Jan. 21, 1987