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RETURN: Barbara A. Dudley
9107 Arbor St #6
Omaha, NE 68124

NOTICE OF SPECIAL MEETING

A special meeting of the unit owners of the Sunset Valley Condominiums, will be held on the 23 day of January, 2000, at 9107 ARBOR ST #6 OMAHA, NE 68124. That the purpose of said special meeting, is to seek approval of at least two-thirds of all unit owners within the condominium, to amend the By-laws of the Sunset Valley Condominiums. Those requested amendments are as follows:

1. The prior Article VI, Section 4, should be reinstated, to read:

"Section 1. Examination of Books. Each Unit owner and each mortgagee of the unit shall be permitted to examine the books of account of the condominium at reasonable times, on business days, but not more often than once a month."

2. Article V, Section 13 of the By-laws be amended to read as follows:

"Section 13. Additions, Alterations, or Improvements by Board. Whenever in the judgment of the Board the common elements shall require additions, alterations or improvements costing in excess of \$3,000.00, and the making of such additions, alterations or improvements shall have been approved by a majority of the unit owners, the Board shall proceed with such alterations, additions or improvements and shall assess all unit owners the costs thereof as a common expense. Two signatures of the Board shall be required on each expense check in excess of \$500.00. Any additions, alterations, or improvements costing \$3,000.00 or less may be made by the Board without approval of the unit owners and the costs thereof shall constitute a common expense."

3. Article IV, Section 2 shall be amended as follows:

"Section 2. Election of Officers. Officers shall be elected by unit owners for a three year term. Election of officers to fill an expired term will take place at the annual meeting."

4. Article X, Section 7 shall be amended as follows:

"Section 7. Flood Insurance. Each condominium unit owner shall be responsible for his own flood insurance."

5. Article V, Section 12(e) shall be amended to read as follows:

"(e) No unit, either all or a portion thereof, may be rented by a unit owner and no transient tenants may be accommodated therein."

This section shall be enforceable from and after December 1, 1999. Provided, however, any unit owners who are renting or leasing condominium units to non-owners as of November 30, 1999, shall be entitled to continue such lease, to that tenant. Upon any such existing tenant leaving, the unit owner shall not be entitled to rent or lease the condominium unit to a new tenant. No unit owner shall be entitled to assign a lease that is in existence as of November 30, 1999, to any new owner. No new owners of a condominium unit after December 1, 1999, shall lease or rent the condominium unit to any other person."

6. Article VII, Section 11, shall be deleted.

7. That Article III, Section 8, should be amended to read as follows:

"Section 8. Voting. Each unit shall have one vote in all matters, which require a vote of the unit owners. If only one of the multiple owners of the unit is present at a meeting of the association, he or she is entitled to cast the vote allocated to that unit. If more than one of the multiple owners are present, the votes allocated to that unit may be cast only in accordance with the agreement of a majority in interest of the multiple owners. There is majority agreement if any one of the multiple owners casts the vote allocated to that unit without protest being made promptly to the person presiding over the meeting by any of the other owners of the unit."

DATED this 12 day of January, 2000.

SUNSET VALLEY APARTMENTS
CONDOMINIUM,

By: Barbara C. Develley
, President

We, the undersigned, being all owners of the apartments/condominiums of the Sunset Valley Condominiums vote in favor of the foregoing changes in the By-laws of the Sunset Valley Apartments/Condominium.

Units Nos. 9101 – 9103 – 9105 - 9107 Sunset Valley Apartments Condominium Property Regime, a condominium, a condominium organized under the laws of the State of Nebraska, in the City of Omaha, Douglas County, Nebraska pursuant to Master Deed and Declaration filed January 18, 1980 in Book 1642, Page 281, Deed Records, Douglas County, Nebraska; By-Laws July 22, 1991 in Book 972, Page 28, Miscellaneous Records; Consent of Amendments to By-Laws filed October 21, 1993 in Book, 1100, Page 149, Miscellaneous Records, and Consent of amendments to By-Laws filed May 4, 1994 in Book 1118, Page 7, Miscellaneous Records, all in Douglas County, Nebraska

Betsy Bierle
Elizabeth G. Bierle 9101-1

Kathleen M. Wallace
Kathleen M. Wallace 9105-4

Capitola Frink
Capitola A. Frink 9101-2

Altonya L. Taylor
Altonya L. Taylor 9105-8

Juanita K. Brown
Juanita K. Brown 9101-6

Sylvia M. Kaminski
Sylvia M. Kaminski 9107-5

Patricia J. Kelly
Patricia J. Kelly 9103-3

Gerald D. Book
Gerald D. Book 9103-4

→ co-owners

9107-1
9107-2
9103-7
9103-8
9101-5
9107-6
9105-7

Judith K. Book
Judith K. Book 9103-4

Terry A. Charles
Terry A. Charles 9105-3

→ co-owners

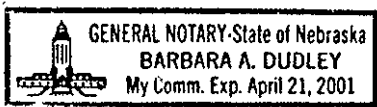
Ann M. Charles
Ann M. Charles 9105-3

STATE OF Nebraska

COUNTY OF Douglas

On this 23 day of January, 2000, before me, the undersigned a notary public, duly commissioned and qualified for in said county, personally came all of the above to me known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

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



Barbara A. Dudley
Notary Public
My Commission Expires the 21 day of April, ~~2000~~ 2001

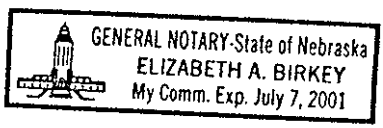
Barbara A. Dudley
Barbara A. Dudley

STATE OF Nebraska
COUNTY OF Douglas

On this 24 day of January, 2000, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came Barbara A. Dudley to me known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

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

Elizabeth A. Birkey
Notary Public



My Commission Expires the ⁷24 day of January, 2000.
July, 2001