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AMENDMENT TO THE SECOND AMENDED AND REVISED
MASTER DEED AND DECLARATION OF THE
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME

WITNESSETH:

WHEREAS, on May 8, 1986, a Second Amended and Revised Master Deed was filed as Instrument #86-12905; and

WHEREAS, Section 13.e. of said Second Amended and Revised Master Deed was amended by an instrument filed July 2, 1986, as Instrument #86-20907, which was ratified by an instrument filed August 15, 1986, as Instrument #86-27486; and

WHEREAS, it is desirable to make further amendments to the Second Amended and Revised Master Deed and Declaration, including Section 13.e. thereof.

NOW, THEREFORE, the Second Amended and Revised Master Deed and Declaration filed as Instrument 86-12905 and the amendment filed as Instrument #86-27486 are hereby amended to provide as follows:

1. Wherever the word "Association" appears in Section 7.c., the same is hereby amended to read "Board of Administrators of the Association."

2. There shall be added at the end of paragraph 12.a. the following:

"The Association of Unit Owners shall have an easement through the University Club Condominium Unit for ingress and egress to and from the roof, skywalk, terrace, and elevator mechanical rooms. The owners of units 207, 307, 407, 507, 607, 707, 807, 907, and 1007 shall have the right to install an entrance door to their unit to enclose the north ten feet of the hall in front of their unit subject to the right of the Association to maintain, service, and

2

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read meters within said area. The owners of Units 901, 902, and 903 shall have the right to install and maintain an antennae on the roof.

3. Paragraph 13.d. shall be amended to read as follows:

"All units shall be occupied by no more than three persons, all being members of one family; provided, however, where two or more units are combined into one unit pursuant to paragraph 7.c., there shall be permitted that number of occupants resulting by multiplying three times the number of units that are combined into the one unit. A guardian's ward and the guardian shall be considered family members for the purpose of this provision."

4. Paragraph 13.e. shall be amended to read as follows:

"13.e. There shall be no age restriction on any owner or occupant of any unit."

5. Paragraph 13.f. which states:

"13.f. The Association shall be permitted to bring legal action to compel the removal of any person violating the age restriction, and the Association shall be entitled to collect reasonable attorney's fees from the Co-Owner of any Unit who permits a violation of the age restriction." is deleted and eliminated.

6. Paragraph 13.k. is amended to read as follows:

"13.k. No pets or animals shall be permitted except such domesticated household pets limited to birds, fish, cats, and dogs as are authorized by the Board of Administrators. Certified seeing-eye dogs and hearing-ear dogs for occupants legally blind or deaf are permitted without authorization from the Board of

3

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Administrators. All pets when in the common area must be under leash with the duty of the handler to immediately clean up any accidents. Pets not compatible with the lifestyle of University Towers will not qualify."

The undersigned, Developer of University Towers Condominiums, hereby consents to and adopts the foregoing amendments.

Dated May 1, 1990. 1990.

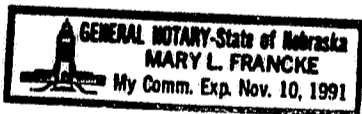
LARRY PRICE & ASSOCIATES, INC.,

By *L.C. Price*
President

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me on May 1, 1990, by L.C. Price, President of Larry Price & Associates, Inc.

Mary L. Francke
Notary Public



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NO
UNTO
[Signature]

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Don Jallo
REGISTER OF DEEDS
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INST. NO. 90- 11702