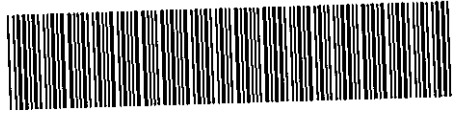


1271 419 MISC



16896 98 419-421

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

98 NOV 23 AM 9:41

RECEIVED

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

16896 J  
 3109  
 REC \_\_\_\_\_ FB 64-40576  
 REP \_\_\_\_\_ CO \_\_\_\_\_ COMP P  
 DEL \_\_\_\_\_ SCW dc NY \_\_\_\_\_

RETURN: JA THORNTON  
 WALNUT GROVE TOWNHOMES II  
 PO BOX 45026  
 OMAHA, NE 68145-0026

16896 J

AMENDMENT TO MASTER DEED CREATING  
WALNUT GROVE TOWNHOMES CONDOMINIUM  
PROPERTY REGIME NO. 2

This Amendment to Master Deed and Declaration made this 15 day of NOVEMBER 1998 by the owners holding seventy-five percent (75%) or more of the total value of Walnut Grove Townhomes Condominium Property Regime No. 2 ("Condominium"),

WHEREAS, on the 10th day of April 1980, the Master Deed creating Walnut Grove Townhomes Condominium Property Regime No. 2 ("Master Deed") was recorded in the Register of Deeds Office of Douglas County, Nebraska, at Book 1646, Page 560,

WHEREAS, on the 6th day of July, 1983, an Amendment to the Master Deed was recorded at Book 692, Page 506 of the Miscellaneous Records of the Register of Deeds, Douglas County, Nebraska,

WHEREAS, on the 6th day of March, 1987, an Amendment to the Master Deed was recorded at Book 806, Page 654 of the Miscellaneous Records of the Register of Deeds, Douglas County, Nebraska,

WHEREAS, on the 15th day of June, 1989, an Amendment to the Master Deed was recorded at Book 901, Page 248 of the Miscellaneous Records of the Register of Deeds, Douglas County, Nebraska,

WHEREAS, Owners representing seventy-five percent (75%) or more of the total basic value of the Condominium Regime, using the percentages set forth in Exhibit "D" to the Master Deed, have voted in the affirmative at a special meeting to adopt the following amendments to the Master Deed,

NOW, THEREFORE, in consideration of the foregoing preambles, which are incorporated herein by this reference, the Master Deed creating Walnut Grove Townhomes Condominium Property Regime No. 2 is hereby amended as follows:

1. Amend Article VII, "Covenants, Conditions, and Restrictions" (First Paragraph) to read as follows:

The following covenants, conditions and restrictions relating to this condominium regime shall run with the land and bind all owners, employees and any other persons who use the property, including the persons who acquire the interest of any owner through foreclosure, enforcement of any lien or otherwise:

2. Amend Article VII, "Covenants, Conditions and Restrictions" Paragraph (d) to read as follows:

d. Each apartment shall be used and occupied only as a single-family residence and for no other purpose. No apartment may be subdivided into a smaller apartment nor any portion thereof sold or transferred without the owner thereof first amending this Master Deed.

No apartment shall be rented or leased by any owner. Where an apartment is currently rented or leased, the agreement/contract shall be terminated upon the expiration date of existing agreement/contract.

3. Amend Amendment (dated June 15, 1989) to Article VII, "Covenants, Conditions and Restrictions" Paragraph (i) to read as follows:

"DELETE"

Executed the date first above written

Dale E. Anderson

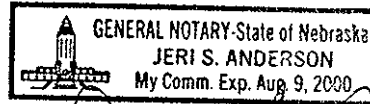
President, Walnut Grove Highland Townhomes Association, Inc.

Lees Sharp-Dayle

Secretary, Walnut Grove Highland Townhomes Association, Inc.

STATE OF NEBRASKA )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me on this 18<sup>th</sup> day of Nov. 1998 by Dale E. Anderson, President of Walnut Grove Highland Townhomes Association, Inc., a Nebraska non-profit corporation, on behalf of the corporation.



Notary Public Jeri S. Anderson

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me on this 18<sup>th</sup> day of Nov 1998 by Lees Sharp-Dayle, Secretary of Walnut Grove Highland Townhomes Association, Inc., a Nebraska non-profit corporation, on behalf of the corporation.



Notary Public Jeri S. Anderson