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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
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Return To: LINDA MARCIUM
14954 ORCHARD PLZ
OMAHA, NE 68137

Check Number

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

This Amendment to Master Deed and Declaration made this 17 day of Dec 2010 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, on the 15th day of November, 1998, an Amendment to the Master Deed was recorded on 23 November, 1998, at 9:41AM with 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 III, Definitions Paragraph (a.) to read as follows:

a. "Apartment" shall mean and include: all airspace in basements, rooms, attics and garages, whether attached or unattached, interior walls, floors ceilings, air conditioning compressors, or units, non builder installed or modified decks (including steps), permanent gas, charcoal burning or electric barbecue grills, screening and doors, all appliances and fixtures located within the boundaries of the apartment, and all utility service lines from the point where they first enter the air space or fixtures in the apartment; but shall not include structural walls roofs, except for the unit-side surfaces thereof, which shall be included in the definition "Apartment".

2. Amend Article III, Definitions Paragraph (d.) to read as follows:

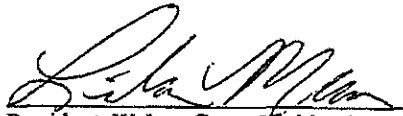
D. "Limited Common Elements" shall include: patios, builder installed decks, garage drives delineated as appurtenant to each Unit, as shown on Exhibit "C", attached hereto and by this reference incorporated herein.

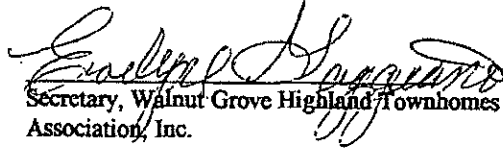
3. Amend Article V, Exterior Repair Paragraph to read as follows:

Each owner shall be responsible for the repair, maintenance and replacement of all exterior elements of his apartment, including garage doors and the mechanical operators thereof, non builder installed or modified decks (including steps), and window glass and screens, it being understood that the only association maintenance of exterior doors shall be the painting or finishing of the exterior surfaces thereof. If any owner fails to repair,

maintain or replace the exterior portions of his apartment as set forth in this Master Deed and the Bylaws described below, the Association may perform such work, invoice the owner therefor and secure and enforce a claim and lien therefor against the owner and his unit in like manner as a delinquent assessment for common element expense.

Executed the date first above written


President, Walnut Grove Highland Townhomes Association, Inc.


Secretary, Walnut Grove Highland Townhomes Association, Inc.

STATE OF NEBRASKA)

COUNTY OF Douglas) SS.

The foregoing instrument was acknowledged before me on the 21st day of Feb. 2010 by Linda Marcum President of Walnut Grove Highland Townhomes Association, Inc., a Nebraska non-profit corporation, on behalf of the corporation.



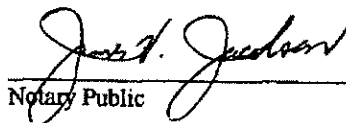

Notary Public

STATE OF NEBRASKA)

COUNTY OF Douglas) SS.

The foregoing instrument was acknowledged before me on this 21st day of Feb. 2010 by Evelyn Gagliano Secretary of Walnut Grove Highland Townhomes Association, Inc., a Nebraska non-profit corporation, on behalf of the corporation.




Notary Public

Legal Description:

<u>Unit No.</u>	<u>Interim Assessment Amount</u>	<u>Unit No.</u>	<u>Interim Assessment Amount</u>
1-G	\$60.95	17-G	\$60.95
2-G	60.95	18-W	68.55
3-G	50.95	19-W	68.55
4-W	68.55	20-W	68.55
5-W	68.55	21-W	68.55
6-G	60.95	22-W	68.55
7-W	68.55	23-W	68.55
8-W	68.55	24-G	60.95
9-W	68.55	25-G	60.95
10-G	60.95	26-G	60.95
11-W	68.55	27-G	60.95
12-W	68.55	28-G	60.95
13-W	68.55	29-W	68.55
14-G	60.95	30-W	68.55
15-W	68.55	31-G	60.95
16-G	60.95	32-G	60.95