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RULES AND REGULATIONS

An "Addition" to Master Deed creating Walnut Grove Townhomes, Condominium property Regime #2.

This "Addition" to Master Deed and Declaration made this 6TH day of MARCH, 1987 by members of the Walnut Grove Highlands Townhomes Association, Inc., a Nebraska nonprofit corporation organized to provide a means of management for the Walnut Grove Townhomes Condominium Property Regime #2 for itself, its successors, grantees and assigns.

WHEREAS, on the 10th day of April, 1980, the developer (Kopecky Construction, Inc.) caused to be recorded in the Register of Deeds of Douglas County, Nebraska at Book 1646 and Page 560 that certain master deed creating Walnut Grove Townhomes Condominium Property Regime #2.

WHEREAS, Pursuant to Article VII, Paragraph (f) of Master Deed owners representing seventy-five percent (75%) or more of total basic value of condominium, as reflected in Paragraph VI, may at any time effect an amendment to this Master Deed and to bylaws and plans.

WHEREAS, pursuant to said Article VII (f), the owners representing more than seventy-five percent (75%) of total basic value of condominium did on January 16, 1987 at annual association meeting, approve the attached Rules and Regulations (consisting of seventeen (17) paragraphs) dated January 16, 1987.

WHEREAS, in consideration of the foregoing which are incorporated herein by this reference, the Master Deed creating Walnut Grove Townhomes condominium Property Regime #2 is to include these Rules and Regulations, dated January 16, 1987.

Binding Effect Except as herein noted, the Master Deed creating Walnut Grove Townhomes Condominiums Property Regime #2, shall remain in full force and effect.

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Executed the date first above written.

RECEIVED
1987 MAR -9 PM 2:17
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

STATE OF NEBRASKA) ss
COUNTY OF DOUGLAS)

By: Herbert B. Underwood
Herbert B. Underwood, President
Walnut Grove Highlands Townhomes
Association, Inc.

Subscribed and sworn to before me on this 6TH day of March, 1987 by Herbert B. Underwood, President of Walnut Grove Highlands Townhomes Association, Inc., a Nebraska non-profit corporation.

GENERAL NOTARY-State of Nebraska
SHIRLEY A. SHIERY
My Comm. Exp. Sept. 28, 1989

Shirley A. Shiery
Notary Public

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806 N 84-602 etc. 10
657-658 84/602 DEL 14 MC B.C.
M1-40576
Miss. Comm. No. 110

Rules and Regulations

January 16, 1987

WALNUT GROVE TOWNHOMES CONDOMINIUM PROPERTY, REGIME #2

and

WALNUT GROVE HIGHLAND TOWNHOMES ASSOCIATION, INC.

1. No part of the Property shall be used for any purposes except housing and the common recreational purposes for which the Property was designed. Each unit shall be used as a single family unit. No unit shall be sub-divided into smaller units.

2. There shall be no obstruction of the general common elements nor shall anything be stored in the general common elements without the prior consent of the Board of Administrators except as herein or in the Amended By-laws expressly provided. Each unit owner shall be obligated to maintain and keep in good order and repair his own unit in accordance with the provisions of the Master Deed and By-laws as amended.

3. Unit owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of a building and no sign, awning, canopy, shutter or radio or television antenna shall be placed on any walls or doors, roof or any part thereof or exposed on or at any window, without prior written consent of the Board of Administrators.

4. No dogs, cats, birds or other pets shall be kept, bred or maintained for any commercial purposes, and any pet kept in a unit shall not cause a disturbance or become an unreasonable nuisance. All pets shall be maintained in accordance with all local governmental ordinances and regulations, (including licensing and inoculation). Owners shall be responsible for cleanup of any waste created while walking their pet. No pet shall be allowed to run loose.

5. No unit owner shall make or permit any disturbing noises in his unit or within the common or limited common elements, or do or permit anything to be done therein which will interfere with the rights and reasonable comfort and convenience of other owners.

6. Nothing shall be done in any unit or in, on or to the common or limited common elements which will impair the structural integrity of any building or which would structurally change any of the buildings without prior written consent of the Board of Administrators. Prior to installation of any TV "dish" antenna, on common or limited common elements, written consent of the Board of Administrators must be obtained.

7. No clothes, sheets, blankets, laundry or any kind of other articles shall be hung out of a unit or exposed on any part of the common or limited common elements. The common or limited common elements shall be kept free and clear of all obstructions and unsightly materials.

8. Except in recreational or storage areas designated as such by the Board of Administrators, there shall be no playing, lounging or parking of baby carriages, playpens, bicycles, wagons, toys, vehicles, benches or chairs on any part of the general common elements except that limited common elements may be used for such purposes provided there is no obstruction of the general common elements.

9. Garage doors shall be kept closed at all times, except when entering or existing garage space or in the performance of work by the owner which requires the doors to be open.

10. Boats, campers, trailers, motor homes and trucks shall not be stored in the general common elements or limited common elements on a permanent basis.

11. Nothing shall be altered or constructed in or removed from the general common or limited common elements except upon the written consent of the Board of Administrators.

12. No vehicle belonging to a unit owner or to a member of the family, guest, tenant or employee of a unit owner may be parked in such a manner as to impede or prevent ready access to and from any place assigned to another unit.

13. No unit owner or any of his agents, guests, employees, licensees or family shall at any time bring into or keep in his unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

14. No fences, other than the perimeter fence are to be installed without prior written consent of the Board of Administrators, Maintenance of individual fences connecting the unit to the perimeter fence are the responsibility of the unit owner.

15. All condominium insurance claims, amendments to policies or other business conducted between the Insurance Agency and any unit owner must be conducted through the Board of Administrators as pertains to the master policy. Insurance coverage on furnishings and other items of personal or other property belonging to an owner, or public liability coverage within each unit shall be the sole and direct responsibility of the unit owner.

16. Unit owners are encouraged to plant shrubs and landscape lawns in their individual areas to improve and maintain the value of the property. All landscaping is to have prior approval of the Board of Administrators. Care and maintenance is the responsibility of the unit owner.

17. Complaints regarding the operation of the Association or services to the units, grounds, etc., shall be made in writing to the Board of Administrators on the Association Green Sheets. Likewise, any requests for maintenance repairs shall be made in writing on the Association Green Sheets. All Green Sheets received by the Board of Administrators are to be kept on file for future reference.