



BK 0901 PG 248



MISC 1989 16817

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1989 JUN 16 AM 9:08

GEORGE W. BOULE, JR.  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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 June, 1989, by 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 7th 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, 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. Amendment to Article VII; Paragraph f. Article VII, paragraph (f) shall be amended to read as follows:

"f. There shall be no amendment to the Master Deed or the By-Laws unless owners holding seventy-five percent (75%) or more of the basic value of the Condominium Regime, using percentages set forth in Exhibit "D" to the Master Deed, shall have voted therefore in the affirmative at a special or annual meeting; however, that percentage voting requirement contained in the By-Laws shall not be amended by a lesser percentage vote than sought to be amended and further provided that approval of the eligible holders of first mortgages on units to which at least fifty-one percent (51%) of the votes of units subject to a mortgage appertain, is obtained."

2. Amendment to Article VII; Paragraph i. Paragraph "i" shall be added to Articles VII and shall read as follows:

"i. Owners are prohibited from leasing their apartment for an initial term of less than thirty days."

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DOUGLAS COUNTY, NE

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3. Amendment to Article X. Article X shall be deleted from the Master Deed.

4. Amendment to Article XIII. Articles XIII shall be added to the Master Deed and shall read as follows:

"Article XIII: Rights of Action.

The Walnut Grove Highlands Townhomes Association, Inc. and any aggrieved unit owner shall be granted a right of action against unit owners for failure to comply with the provisions of this Master Deed and the By-Laws of the Association, or equivalent documents, or with the decisions of the Association which are made pursuant to authority granted the Association in such documents. The unit owners shall have similar rights of action against the Association. No member of the Board of Administrators shall be liable to the unit owners for any mistake of judgment, negligence, or otherwise, except for his or her own individual willful misconduct or bad faith."

Executed the date first above written.

*William W. Carson*

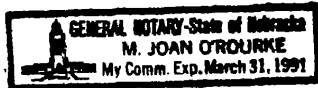
President, Walnut Grove Highland Townhomes Association, Inc.

*Mary Jane Reigel*

Secretary, Walnut Grove Highland Townhomes Association, Inc.

STATE OF NEBRASKA )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me on this 15 day of June, 1989 by William W. Carson President of Walnut Grove Highland Townhomes Association, Inc., a Nebraska non-profit corporation, on behalf of the corporation.



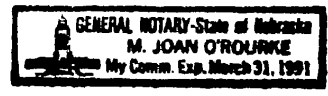
*M. Joan O'Rourke*  
Notary Public

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STATE OF NEBRASKA )  
                              ) ss.  
COUNTY OF *Douglas* )

The foregoing instrument was acknowledged before me on this 15 day of June, 1989 by *Bryan Deibel*, Secretary of Walnut Grove Highland Townhomes Association, Inc., a Nebraska non-profit corporation, on behalf of the corporation.



*M. Joan O'Rourke*  
\_\_\_\_\_  
Notary Public