

AMENDMENTS TO BY-LAWS
OF
WESTWOOD ASSOCIATION, INC.

1. These are Amendments to By-Laws of Westwood Association, Inc., a Nebraska non-profit corporation which were adopted at a special meeting of the association on September 30, 1980. These amendments were adopted by a unanimous vote of the owners at said meeting which vote constituted 78 percent of the basic value of the condominium regime. These amendments are intended to amend the By-Laws of the Westwood Association, Inc. filed for record in the office of the Register of Deeds of Douglas County, Nebraska, at Book 1458, Page 568, et seq.

2. The amendments are as follows:

(a) To amend paragraph 4 of the By-Laws to state as follows:

"The Annual Meeting will be held on the second Monday of May of each year at 7:00 P.M., unless such date be a legal holiday, in which event the meeting shall be held on the following business day. Meetings of the association members shall be held at a suitable place convenient to the unit owners as may be designated by the Board of Administrators. Notice of the location and time of the annual meeting shall be given at least ten (10) days in advance by the Board of Administrators."

(b) To amend paragraph 7 of the By-Laws to state as follows:

"A Quorum for association unit members' meetings shall consist of the presence, in person or by proxy, of unit owners holding a simple majority of the total basic value of the condominium regime, using the percentages set forth in the master deed. A meeting consisting of less than a quorum may, by majority vote, adjourn the meeting from time to time without further notice. The affirmative vote of persons owning a majority of the total basic value of the condominium shall be required to adopt a decision on the part of the members."

(c) To amend the first two sentences of paragraph 11 of the By-Laws to state as follows:

"The Board of Administrators shall adopt a budget for each calendar year which will include the estimate of funds required to defray common expenses in the coming year and to provide for current expenses, reserves for deferred maintenance, reserves for replacement, and reserves to provide a working fund or to meet anticipated losses. The budget shall be adopted in April of each year for the coming fiscal year, and copies of the budget and proposed assessments shall be sent to each owner on or before April 30 preceding the year for which the budget is made."

