



MISC 2007095403



AUG 20 2007 14:11 P 7

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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 8/20/2007 14:11:36.10
 2007095403

**Amendment to Master Deed, Bylaws,
 and Rules and Regulations**

COME NOW the undersigned representing 75% of the owners of Windsor Place Condominium Regime pursuant to the Master Deed filed with the Register of Deeds of Douglas County in Book 1791, Page 88, on or about October 31, 1986, and pursuant to Article VIII, Section "f" providing for amendment of the Master Deed and Bylaws by 75% or more of the total basic value of the condominium regime, hereby amend the Master Deed, Bylaws and Rules and Regulations as follows. The lands owned and governed by the Master Deed are:

Lots 24, 25, 26, 27 and 28, Block 9, Creighton's 1st Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, and the North 239 feet of the Sub Lot 1 in Tax Lot 28 in Section 28, Township 15 North, Range 13 East, Douglas County, Nebraska, together with the North 239 feet of the vacated alley adjoining the above described tracts.

Amendments to Master Deed

Article VIII, section "m" is stricken and in its place shall read:

No owner may sell his apartment or any interest therein unless he shall have given to the Association at least five days prior to closing of such sale a written notice specifying the names and current addresses of such buyers. The above provisions regarding notice and transfer shall not apply to acquisition of ownership through foreclosure of a mortgage upon an apartment.

Article XIV shall be changed to read:

All present and future owners of apartments shall be subject to, and shall comply with, the provision of this Master Deed, the By-Laws, and the Rules and Regulations, as they may be amended from time to time. The acceptance of a deed or conveyance shall constitute an agreement that the provisions of this Master Deed, the By-Laws and the Rules and Regulations, as they may be amended from time to time, are accepted and deemed and taken to be covenants

Return to:
 Evelyn A. Baumert
 3401 Martha Street Unit 112 1 of 6
 Omaha, Ne. 68105

1434



running with the land and shall bind any person having at any time any interest or estate in such apartment, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof.

An Article XXII shall be added which shall be read:

**Article XXII
Restriction Against Renting**

No owner of a unit may rent any unit including a rent agreement with option to purchase. This provision shall not prevent sale of the property by land contract or similar document. The intent of this provision is to provide that all units shall be owner occupied.

Rules and Regulations

Paragraph 7 of the Regulations shall be stricken. In its place shall read:

No owner of a unit may rent any unit including a rent agreement with option to purchase. This provision shall not prevent sale of the property by land contract or similar document. The intent of this provision is to provide that all units shall be owner occupied.

Robert J. Parker / Sharon L. Parker
Printed Name DONNA L. PARKER
Unit No. 4W

Evelyn A. Baumert
Printed Name Evelyn A. Baumert
Unit No. 11E

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

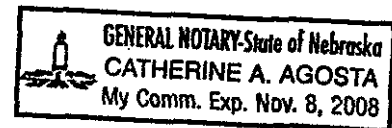
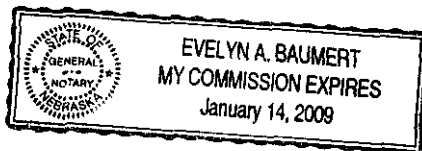
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Subscribed and sworn to before me a notary public this 15 day of August 2007.

Subscribed and sworn to before me a notary public this 16th day of August 2007.

Evelyn A. Baumert
Notary Public

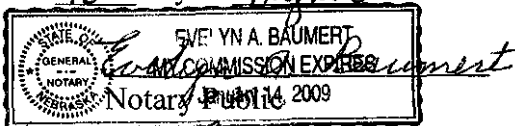
Catherine A. Agosta
Notary Public



Heidi Bostic
Printed Name HEIDI BOSTIC
Unit No. 10W

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Subscribed and sworn to before me a notary public this 16 day of August 2007.

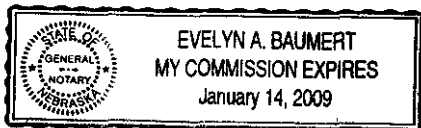


Lowell A. Thomsen
Printed Name LOWELL A. THOMSEN
Unit No. 4E

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

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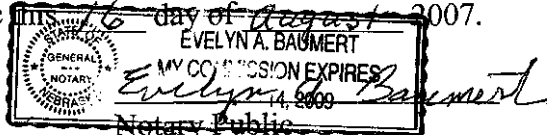
Evelyn A. Baumert
Notary Public



Ruth G. Tuhy
Printed Name Ruth G. Tuhy
Unit No. 6E

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

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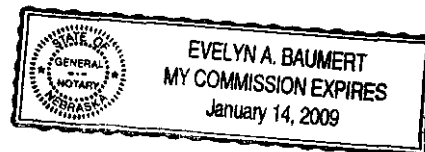


John & Iona Harold
Printed Name IOWA HAROLD
Unit No. 520

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

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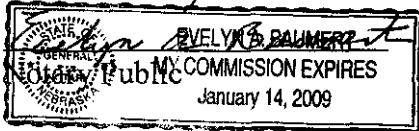
Evelyn A. Baumert
Notary Public



Louise Alsager
Printed Name Louise Alsager
Unit No. 8 W

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

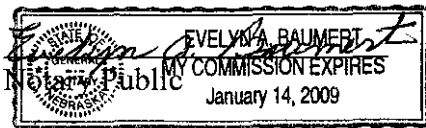
Subscribed and sworn to before me a notary public this 16 day of Aug. 2007.



William A Knorr
Printed Name William A Knorr
Unit No. 1 W

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

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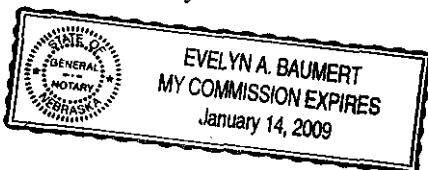


Lillian Andrade
Printed Name LILLIAN ANDRADE
Unit No. 1E

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Subscribed and sworn to before me a notary public this 18 day of August 2007.

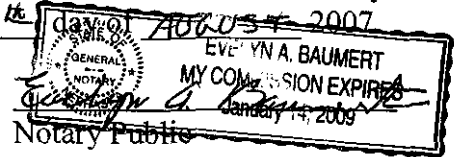
Evelyn A. Baumert
Notary Public



Virginia M. Draus
Printed Name VIRGINIA M. DRAUS
Unit No. 11 W

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

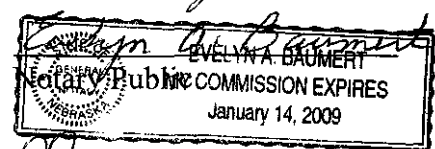
Subscribed and sworn to before me a notary public this 16th day of August 2007.



Philip C. Dennis
Printed Name Philip C. Dennis
Unit No. 3 W

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

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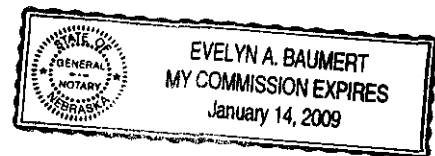


Tim S. Ilwon
Printed Name TIM S. ILWON
Unit No. 2-E

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Subscribed and sworn to before me a notary public this 18 day of August 2007.

Evelyn A. Baumert
Notary Public



Joyce Jefferson
Printed Name Joyce Jefferson
Unit No. 7W

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Subscribed and sworn to before me a notary public this 18 day of August 2007.

Evelyn A. Baumert
Notary Public EVELYN A. BAUMERT
MY COMMISSION EXPIRES
January 14, 2009

Scott Wilson
Printed Name SCOTT WILSON
Unit No. 12W

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Subscribed and sworn to before me a notary public this 19 day of August 2007.

Evelyn A. Baumert
Notary Public EVELYN A. BAUMERT
MY COMMISSION EXPIRES
January 14, 2009

Richard G. Fish
Printed Name RICHARD G. FISH
Unit No. 12E

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

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Evelyn A. Baumert
Notary Public

EVELYN A. BAUMERT
MY COMMISSION EXPIRES
January 14, 2009

Marie Cusic
Printed Name Marie Cusic
Unit No. 6W

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

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Evelyn A. Baumert
Notary Public EVELYN A. BAUMERT
MY COMMISSION EXPIRES
January 14, 2009

Anna A. Dawson
Printed Name Anna A. Dawson
Unit No. 3E

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

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Evelyn A. Baumert
Notary Public EVELYN A. BAUMERT
MY COMMISSION EXPIRES
January 14, 2009

Betty J. Salem
Printed Name Betty J. SALEM
Unit No. 9E

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

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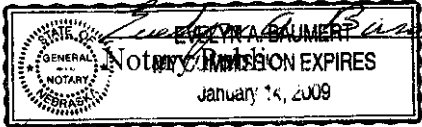
Evelyn A. Baumert
Notary Public

EVELYN A. BAUMERT
MY COMMISSION EXPIRES
January 14, 2009

Margaret M. Jackson
MARGARET M. JACKSON
Printed Name _____
Unit No. SE

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

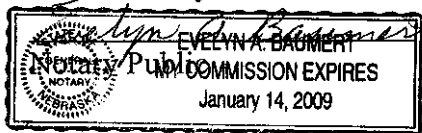
Subscribed and sworn to before me a notary
public this 19 day of August 2007.



Connie E. Aliano
CONNIE E. ALIANO
Printed Name _____
Unit No. 9W

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Subscribed and sworn to before me a notary
public this 19 day of August 2007.



Printed Name _____
Unit No. _____

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Subscribed and sworn to before me a notary
public this _____ day of _____ 2007.

Notary Public

Printed Name _____
Unit No. _____

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Subscribed and sworn to before me a notary
public this _____ day of _____ 2007.

Notary Public

Printed Name _____
Unit No. _____

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Subscribed and sworn to before me a notary
public this _____ day of _____ 2007.

Notary Public

Printed Name _____
Unit No. _____

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Subscribed and sworn to before me a notary
public this _____ day of _____ 2007.

Notary Public

Number of votes incident to each unit:

- 1E	Andrade	387
- 2E	Gilloon	374
- 3E	Dawson	342
- 4E	Thomsen	342
- 5E	Jackson	476
- 6E	Tuhy	368
- 9E	Salem	476
- 11E	Baumert	342
- 12E	Fish	507
- 1W	Knorr	349
- 3W	Dennis	476
- 4W	Parker	380
- 5W	Harrold	380
- 6W	Cusic	393
- 7W	Jefferson	393
- 8W	Alsager	368
- 9W	Aliano	571
- 10W	Bostic/Pluhacek	476
- 11W	Draus	393
- 12W	Wilson	374

10E *Brain Pope*
8E *Sameer Hunter*
2W *Carla Mc Dowell*
7E *Samuel Akau*