



**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

RETURN TO:

David A. Self

17133 Karen St

Omaha, Nebraska 68135

CHECK NUMBER

**AMENDMENT TO MASTER DEED AND DECLARATION OF
CONDOMINIUM OWNERSHIP FOR
COPPER RIDGE CONDOMINIUMS**

THIS AMENDMENT MASTER DEED AND DECLARATION OF CONDOMINIUM OWNERSHIP FOR COPPER RIDGE (“Declaration”) is made and entered into this 29th day of August, 2019, by CRC Development, LLC, a Nebraska limited liability company (“Declarant”).

RECITALS

A. Declarant filed a Master Deed and Declaration in the Office of the Register of Deeds, Douglas County, Nebraska as Instrument No. 2018056558 on July 17, 2018 for the real property located as **Lots 58 and 59, Copper Ridge, as Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska** (the “Property” and “Declaration”).

B. Declarant reserved the right to add Phases and Units to the Property and amend the Declaration for such purposes as provide in Article XVII of the Declaration. Phase II is substantially completed, and Units in Phase II are under contract.

C. Declarant hereby desires to irrevocably add Phase II and its Units and common areas to the Declaration.

The Declaration is hereby amended as follows:

1. Phase II and its Units and common areas are hereby irrevocably added to the Declaration as provided in the Declaration and Exhibit D.
2. Exhibit C governing Allocated Interests, voting rights and other matters in the Declaration is hereby amended and replaced with the attached “Exhibit C.”
3. Exhibit D is amended, in part, to provide addresses, descriptions and plans for Units 16 to 30 in Phase II as contemplated by the Declaration. Exhibit D is amended in pertinent parts by the attached “Exhibit D”. Except those pages, plats and drawings specifically amended as shown on the attached “Exhibit D”, the original Exhibit D is not amended or altered.

Except as specifically amended herein, the Declaration remains unaltered and in full force and effect.

IN WITNESS WHEREOF the undersigned has caused this Declaration to be executed as of the day and year first above written.

CRC Development, LLC, a Nebraska limited liability company,

By: Taryn Mehlhoff
Title: Taryn Mehlhoff, Managing Member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

SUBSCRIBED, SWORN TO and ACKNOWLEDGED before me this 29th day of August, 2019, by Taryn Mehlhoff, as the Managing Member of CRC Development, LLC, a Nebraska limited liability company, the same being his voluntary act and deed and the act and deed of said limited liability company.

WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires:

6/9/2021

MAYURA LATENSER
General Notary - State of Nebraska
My Commission Expires Jun 9, 2021

EXHIBIT "C"

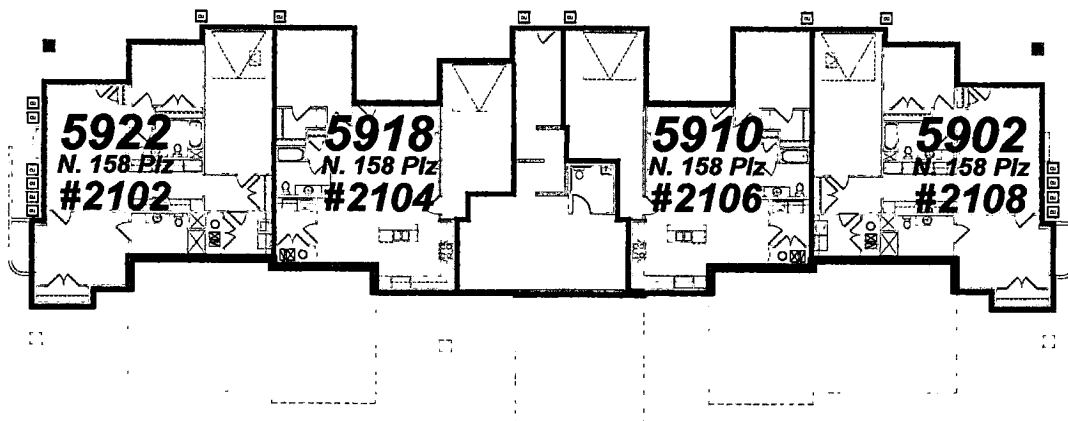
UNIT OWNERSHIP AND PERCENTAGE INTERESTS TABLE

<u>Unit #</u>	<u>Square Footage</u>	<u>Allocated Interests of Common Elements</u>	<u>Allocated Interests of Common Expenses</u>	<u>Percentage of votes in Association Matters</u>	<u>Number of votes in Association Matters</u>
<u>1</u>	5933 158 th Ct., #302	<u>1150</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>2</u>	5933 158 th Ct., #304	<u>965</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>3</u>	5933 158 th Ct., #303	<u>859</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>4</u>	5933 158 th Ct., #305	<u>859</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>5</u>	5933 158 th Ct., #306	<u>1051</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>6</u>	5933 158 th Ct., #308	<u>1150</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>7</u>	5949 158 th Ct., #101	<u>1354</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>8</u>	5945 158 th Ct., #103	<u>961</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>9</u>	5941 158 th Ct., #105	<u>1309</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>10</u>	5937 158 th Ct., #107	<u>960</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>11</u>	5929 158 th Ct., #109	<u>1354</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>12</u>	5948 158 th Plz., #102	<u>1162</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>13</u>	5944 158 th Plz., #104	<u>1017</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>14</u>	5936 158 th Plz., #106	<u>1017</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>15</u>	5928 158 th Plz., #108	<u>1162</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>16</u>	5907 158 th Ct., #2302	<u>1150</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>17</u>	5907 158 th Ct., #2304	<u>965</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>18</u>	5907 158 th Ct., #2303	<u>859</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>19</u>	5907 158 th Ct., #2305	<u>859</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>20</u>	5907 158 th Ct., #2306	<u>1051</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>21</u>	5907 158 th Ct., #2308	<u>1150</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>22</u>	5923 158 th Ct., #2101	<u>1354</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>23</u>	5919 158 th Ct., #2103	<u>961</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>24</u>	5915 158 th Ct., #2105	<u>1309</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>25</u>	5911 158 th Ct., #2107	<u>960</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>26</u>	5903 158 th Ct., #2109	<u>1354</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>27</u>	5922 158 th Plz., #2102	<u>1162</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>28</u>	5918 158 th Plz., #2104	<u>1017</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>29</u>	5910 158 th Plz., #2106	<u>1017</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3
<u>30</u>	5902 158 th Plz., #2108	<u>1162</u>	3 and 1/3%	<u>3 and 1/3%</u>	3 and 1/3

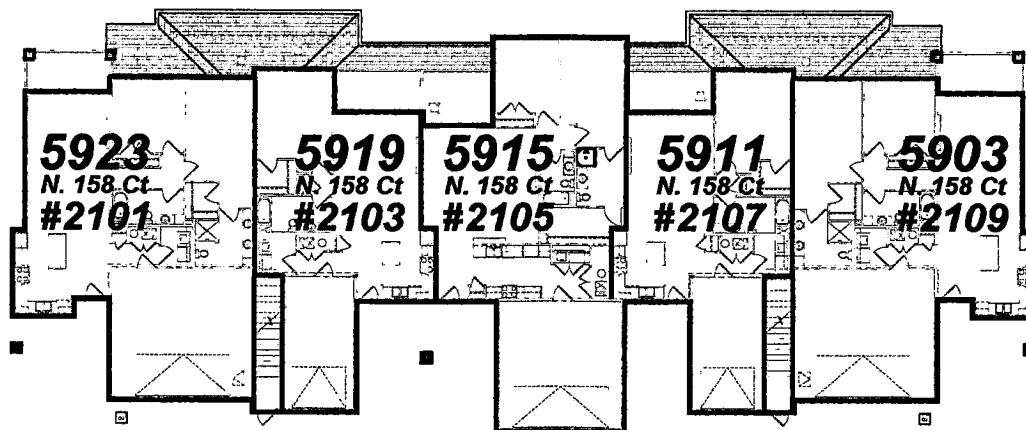
The allocated interests of Units in the initial phase parcel and subsequent phase parcels shall be appurtenant to all added phase parcel until additional phase parcels and Units are added and the allocated interests shall be adjusted at such time is provided in the Master Deed. Each addition of a phased parcel shall become part of the allocated interests and the allocated interests of Units shall be adjusted as provided by this Master Deed.

EXHIBIT "D"

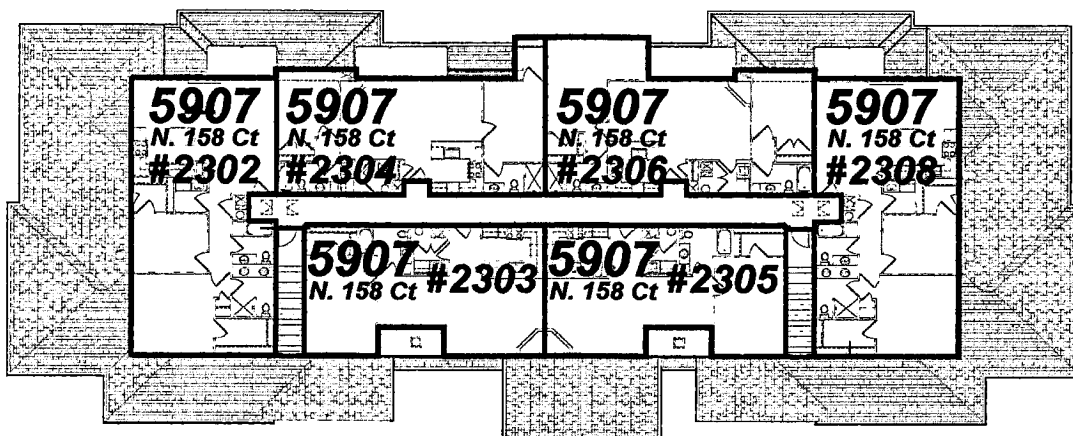
<u>Phase</u>	<u>Units</u>
1	5933 158 th Ct., #302 5933 158 th Ct., #304 5933 158 th Ct., #303 5933 158 th Ct., #305 5933 158 th Ct., #306 5933 158 th Ct., #308 5949 158 th Ct., #101 5945 158 th Ct., #103 5941 158 th Ct., #105 5937 158 th Ct., #107 5929 158 th Ct., #109 5948 158 th Plz, #102 5944 158 th Plz, #104 5936 158 th Plz, #106 5928 158 th Plz, #108
2	5907 158 th Ct., #2302 5907 158 th Ct., #2304 5907 158 th Ct., #2303 5907 158 th Ct., #2305 5907 158 th Ct., #2306 5907 158 th Ct., #2308 5923 158 th Ct., #2101 5919 158 th Ct., #2103 5915 158 th Ct., #2105 5911 158 th Ct., #2107 5903 158 th Ct., #2109 5922 158 th Plz, #2102 5918 158 th Plz, #2104 5910 158 th Plz, #2106 5902 158 th Plz, #2108
3	Units 31-45
4	Units 46-60
5	Units 61-75
6	Units 76-90



first level - Addressed off North 158th Plaza



second level - Addressed off North 158th Court

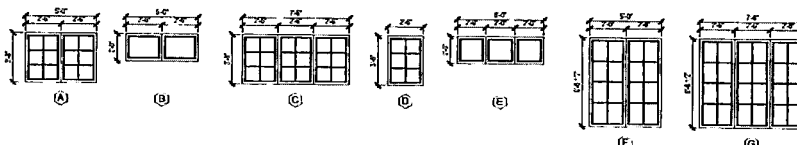


third level - Addressed off North 158th Court



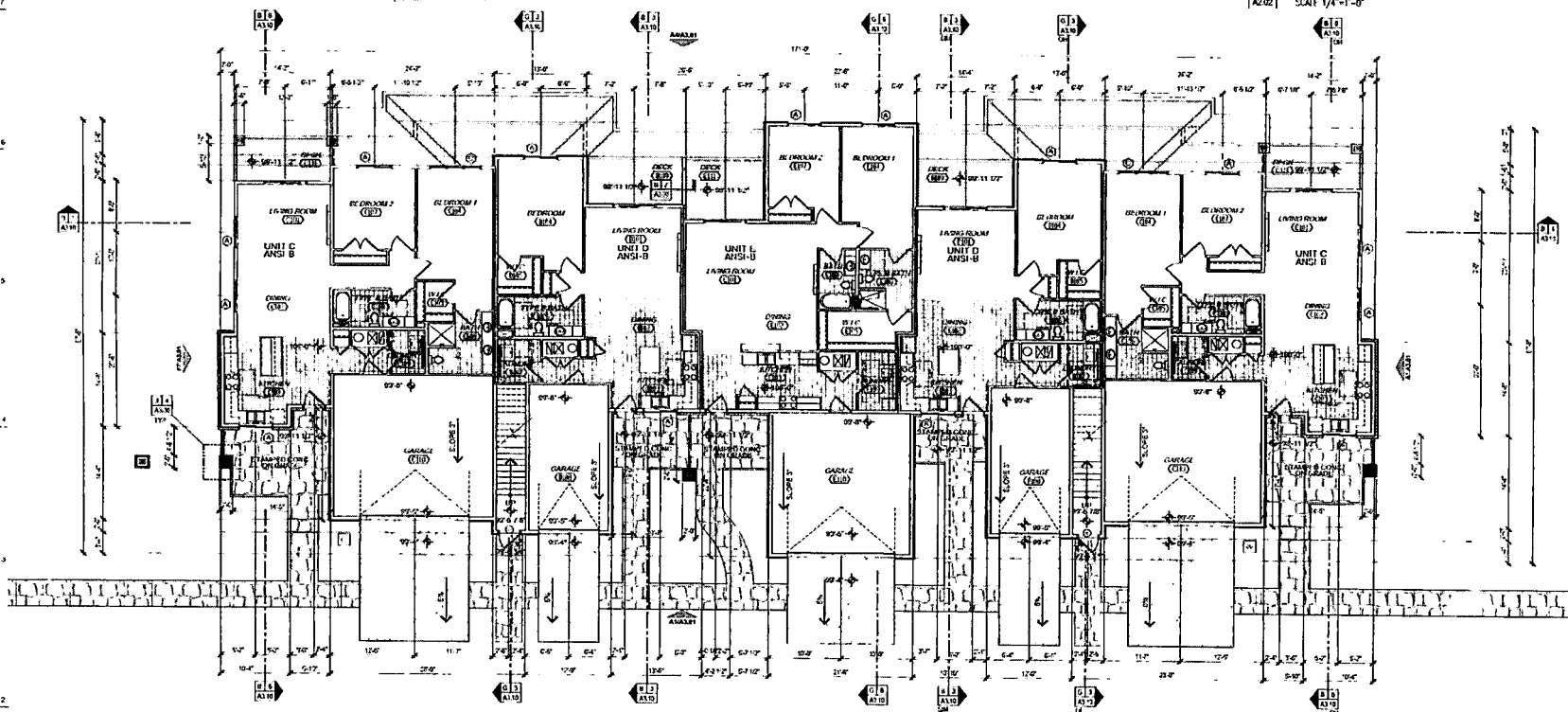
MARK	SIZE		DETAIL			FRAME			
	WIDTH	HEIGHT	HEAD	JAMB	SILL	TYPE	MATERIAL	FINISH	OPERATION
A	5'-0"	3'-6"	-	-	-	BY OWNER	BY OWNER	SELECTED BY OWNER	SLIDING
B	5'-0"	2'-0"	-	-	-	BY OWNER	BY OWNER	SELECTED BY OWNER	SLIDING
C	7'-6"	3'-6"	-	-	-	BY OWNER	BY OWNER	SELECTED BY OWNER	SLIDING
D	2'-6"	3'-6"	-	-	-	BY OWNER	BY OWNER	SELECTED BY OWNER	SLIDING
E	5'-0"	2'-0"	-	-	-	BY OWNER	BY OWNER	SELECTED BY OWNER	SLIDING
F	5'-0"	5'-6 1/2"	-	-	-	BY OWNER	BY OWNER	SELECTED BY OWNER	FIXED
G	7'-6"	5'-6 1/2"	-	-	-	BY OWNER	BY OWNER	SELECTED BY OWNER	FIXED

NOTES
 ALL WINDOW FRAMES SHALL BE THERMALLY BROKEN
 ALL GLASS SHALL BE 3/4" INSULATED
 ALL HEAD, JAMB AND SILL DETAILS SHALL BE COORDINATED WITH DRAWINGS C4, D4 & B4 FROM A3.30



WINDOW SCHEDULE
 SCALE: 1/8"=1'-0"

WINDOW TYPES
 SCALE: 1/4"=1'-0"



MAIN LEVEL FLOOR PLAN
 SCALE: 1/8"=1'-0"

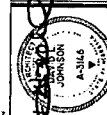
KEY NOTES >

GENERAL NOTES >

1. UNIT C: 1,360 SF
2. UNIT D: 963 SF
3. UNIT E: 1,310 SF
4. LOCATE NEW DOORS/FRAMES 4" FROM FACE OF GYP BD UNLESS OTHERWISE NOTED.
5. LOCATE CLOSET DOORS/FRAMES IN CENTER OF WALL UNLESS OTHERWISE NOTED.
6. SPRINKLER COVERAGE REQ'D ON ALL DECKS AND PATIOS

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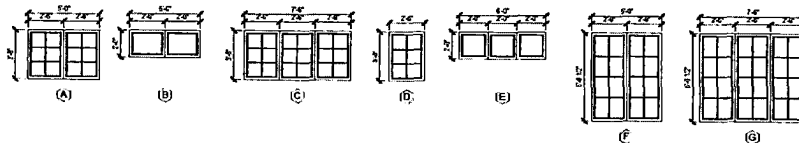


COPPER RIDGE APARTMENTS - BLDG 2
 COPPER RIDGE APARTMENTS
 11151 W. 16TH AVE. OMAHA, NEBRASKA
 MAIN LEVEL FLOOR PLAN

NO. 15008
A2.02

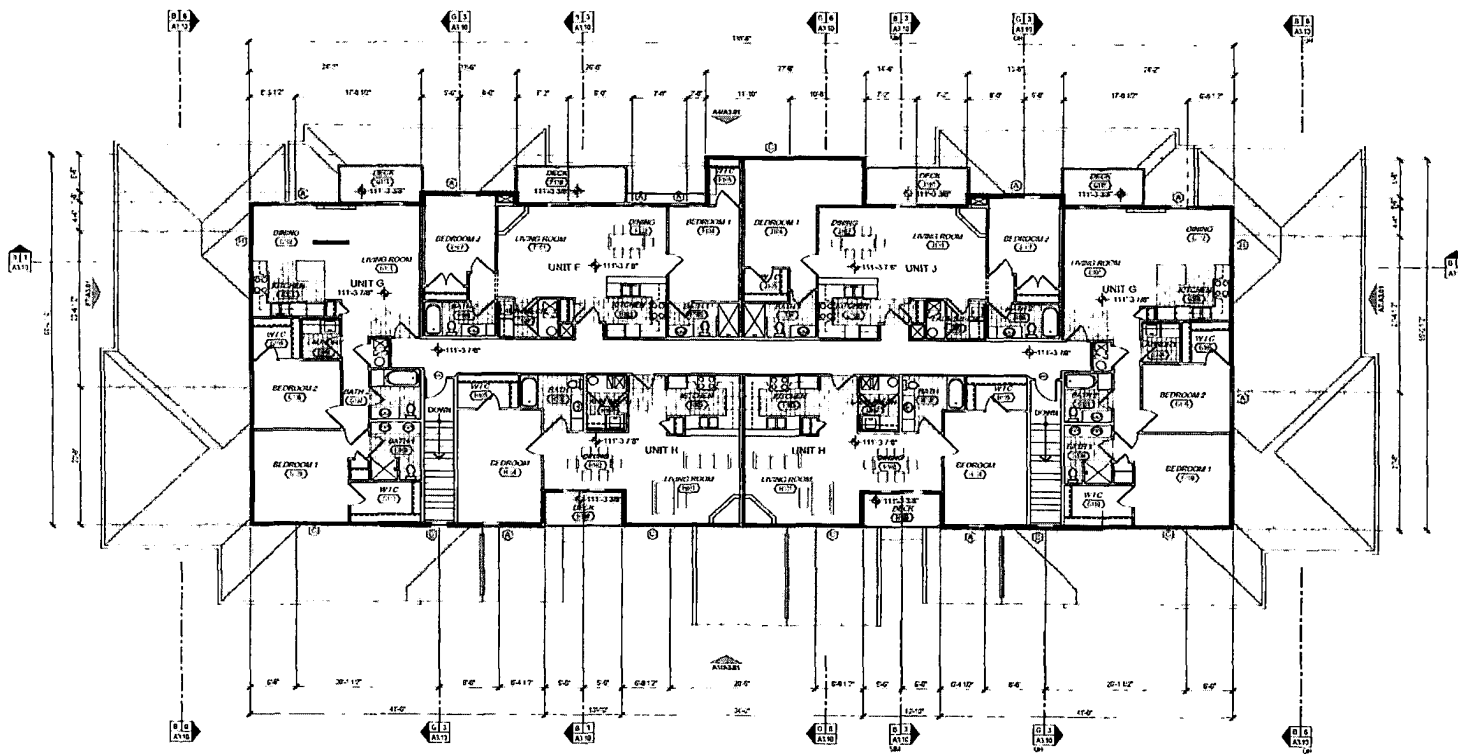
WINDOW SCHEDULE									
MARK	SIZE		FRAME			TYPE	MATERIAL	FINISH	OPERATION
	WIDTH	HEIGHT	HEAD	JAMB	SILL				
A	5'-0"	3'-8"	--	--	--	BY OWNER	BY OWNER	SELECTED BY OWNER	SLIDING
B	5'-0"	2'-0"	--	--	--	BY OWNER	BY OWNER	SELECTED BY OWNER	SLIDING
C	7'-6"	3'-8"	--	--	--	BY OWNER	BY OWNER	SELECTED BY OWNER	SLIDING
D	2'-6"	3'-8"	--	--	--	BY OWNER	BY OWNER	SELECTED BY OWNER	SLIDING
F	6'-0"	2'-0"	--	--	--	BY OWNER	BY OWNER	SELECTED BY OWNER	SLIDING
F	9'-0"	8'-6 1/2"	--	--	--	BY OWNER	BY OWNER	SELECTED BY OWNER	FIXED
G	7'-6"	6'-6 1/2"	--	--	--	BY OWNER	BY OWNER	SELECTED BY OWNER	FIXED

NOTES:
 ALL WINDOW FRAMES SHALL BE THERMALLY BROKEN
 ALL GLASS SHALL BE 3/4" INSULATED
 ALL HEAD, JAMB AND SILL DETAILS SHALL BE COORDINATED WITH DRAWINGS E4, D4 & B4 FROM A3.30



H 7 WINDOW SCHEDULE
 A2.00 SCALE X.00E

B 7 WINDOW TYPES
 A2.00 SCALE 1/4"=1'-0"



A 1 UPPER FLOOR PLAN
 A2.00 SCALE 1/8"=1'-0"

KEY NOTES >

GENERAL NOTES >

1. UNIT F: 965 SF
2. UNIT G: 1,158 SF
3. UNIT H: 870 SF
4. UNIT J: 1,050 SF
5. LOCATE NEW DOORS/FRAMES 4" FROM FACE OF GYP BD UNLESS OTHERWISE NOTED.
6. LOCATE CLOSET DOORS/FRAMES IN CENTER OF WALL UNLESS OTHERWISE NOTED.
7. SPRINKLER COVERAGE REQ'D ON ALL DECKS AND PATIOS

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COPPER RIDGE APARTMENTS - BLDG 2
 COPPER RIDGE APARTMENTS
 N. 16TH AVE. & KANSAS AVE.
 OMAHA, NEBRASKA
 UPPER FLOOR PLAN

No. 18-008

A2.03