

**SECOND 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 1<sup>st</sup> day of March,  
2023, 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, and the amendment to the Master Deed filed 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. Whereas pursuant to Section 16.1 the declarant reserves the right to amend the master deed until the transfer date.
- C. Whereas the transfer date has not occurred, as it is not the later of 60 days after the declarant has sold and delivered its deed for at least 90% of the unit ownership or 2 years has past after declarant has ceased to offer units for sale in the ordinary course of business and the declarant has not surrendered its power pursuant to Article 2 Section 2.1  
cc
- D. Now the undersigned the Declaration is hereby amended as follows.

1. Attached hereto and incorporated by reference as Exhibit E is a plan for the development of townhomes with common walls to be located on Parcel 6 in Lot 59 of the Declaration.
2. The townhomes and common areas are hereby irrevocably added as the next phase- Phase 3- to the Declaration as provided in the Declaration and Exhibit D.
3. Exhibit C governing Allocated Interests, voting rights and other matters in the Declaration is hereby amended and replaced with the attached "Exhibit C." Section IV.3 is amended to provide that the condominium units 1-30 shall have the same Allocated Interests but that the townhomes in Phases 3 and 4 shall have different Allocated Interests as provided on "Exhibit C."
4. Exhibit D is amended, in part, to provide addresses, descriptions and plans for Units 31-34 as contemplated by the Declaration for the next phase of development in Parcel Six. Exhibit D is amended in pertinent parts by the attached "Exhibit D". The building plans for the townhomes in Phase 3 are attached as part of "Exhibit D." The Units at 5903 and 5909 N. 159<sup>th</sup> Circle, Omaha, Nebraska shall be constructed approximately to the plans as marked as "Unit A" and 5901 and 5907 N. 159<sup>th</sup> Circle, Omaha, Nebraska shall be constructed approximately as marked as "Unit B" on the plans. Except those pages, plats and drawings specifically amended as shown on the attached "Exhibit D", the original Exhibit D is not amended or altered.
5. Wherever unit shall appear and be defined as part of the association, each townhome shall be considered to be a unit and a member of the association.
6. Lot 58 is hereby released as part of the condominium regime and shall not be subject to the master deed or any amendment thereto.

Except as specifically amended herein, the Master Deed 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,

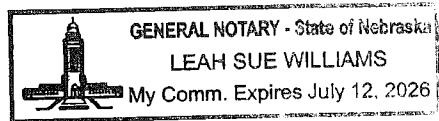
By: Taryn Mehlhoff  
Title: Taryn Mehlhoff, Managing Member

STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF DOUGLAS     )

SUBSCRIBED, SWORN TO and ACKNOWLEDGED before me this 18<sup>th</sup> day of March, 2023, 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.

Leah Sue Williams  
Notary Public



## EXHIBIT "C"

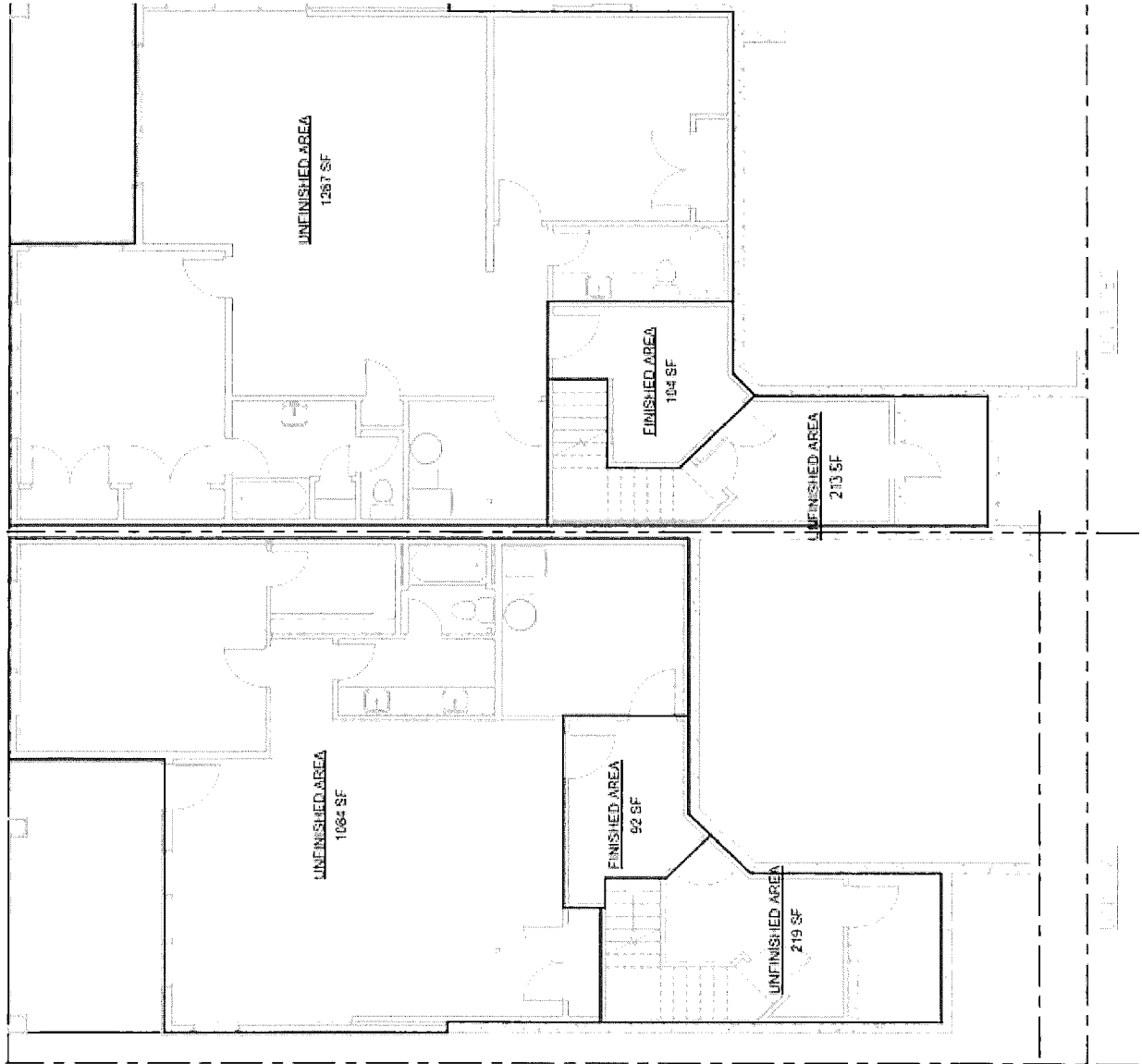
## UNIT OWNERSHIP AND PERCENTAGE INTEREST TABLE

	Unit	Square Footage	Allocated Interest of Common Elements	Allocated Interests of Common Expenses	Percentage of votes in Association Matters	Number of votes in Association Matters
1	5933 158 <sup>th</sup> Ct, #302	<u>1150</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
2	5933 158 <sup>th</sup> Ct, #304	<u>965</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
3	5933 158 <sup>th</sup> Ct, #303	<u>859</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
4	5933 158 <sup>th</sup> Ct, #305	<u>859</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
5	5933 158 <sup>th</sup> Ct, #306	<u>1051</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
6	5933 158 <sup>th</sup> Ct, #308	<u>1150</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
7	5949 158 <sup>th</sup> Ct, #101	<u>1354</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
8	5945 158 <sup>th</sup> Ct, #103	<u>961</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
9	5941 158 <sup>th</sup> Ct, #105	<u>1309</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
10	5937 158 <sup>th</sup> Ct, #107	<u>960</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
11	5929 158 <sup>th</sup> Ct, #109	<u>1354</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
12	5948 158 <sup>th</sup> Plz, #102	<u>1162</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
13	5944 158 <sup>th</sup> Plz, #104	<u>1017</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
14	5936 158 <sup>th</sup> Plz, #106	<u>1017</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
15	5928 158 <sup>th</sup> Plz, #108	<u>1162</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
16	5907 158 <sup>th</sup> Ct, #2302	<u>1150</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
17	5907 158 <sup>th</sup> Ct, #2304	<u>965</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
18	5907 158 <sup>th</sup> Ct, #2303	<u>859</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
19	5907 158 <sup>th</sup> Ct, #2305	<u>859</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
20	5907 158 <sup>th</sup> Ct, #2306	<u>1051</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
21	5907 158 <sup>th</sup> Ct, #2308	<u>1150</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
22	5923 158 <sup>th</sup> Ct, #2101	<u>1354</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
23	5919 158 <sup>th</sup> Ct, #2103	<u>961</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
24	5915 158 <sup>th</sup> Ct, #2105	<u>1309</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
25	5911 158 <sup>th</sup> Ct, #2107	<u>960</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
26	5903 158 <sup>th</sup> Ct, #2109	<u>1354</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
27	5922 158 <sup>th</sup> Plz, #2102	<u>1162</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
28	5918 158 <sup>th</sup> Plz, #2104	<u>1017</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
29	5910 158 <sup>th</sup> Plz, #2106	<u>1017</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
30	5902 158 <sup>th</sup> Plz, #2108	<u>1162</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>	<u>2 and 2/3%</u>
31	5901 159 <sup>th</sup> Cir, #3101	<u>1604</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>
32	5903 159 <sup>th</sup> Cir, #3102	<u>1395</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>
33	5907 159 <sup>th</sup> Cir, #3103	<u>1604</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>
34	5909 159 <sup>th</sup> Cir, #3104	<u>1395</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>

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 as provided in the Master Deed. Each addition of a phased parcel and the Units of that parcel shall become part of the allocated interests and the allocated interests of Units shall be adjusted as provided in this Master Deed.

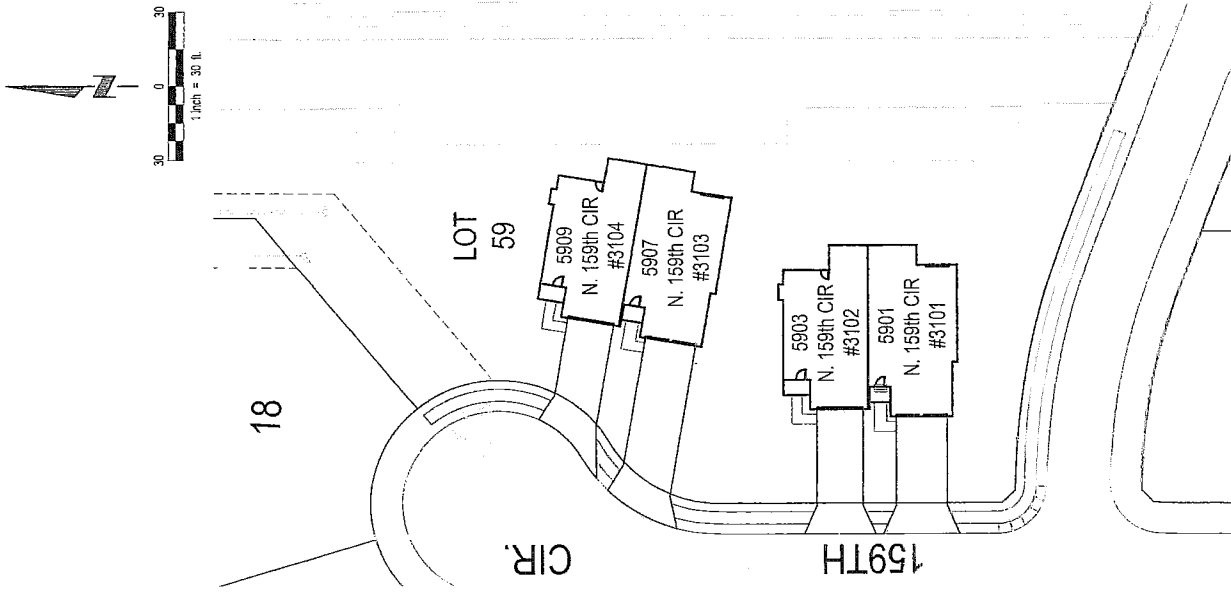
## EXHIBIT "D"

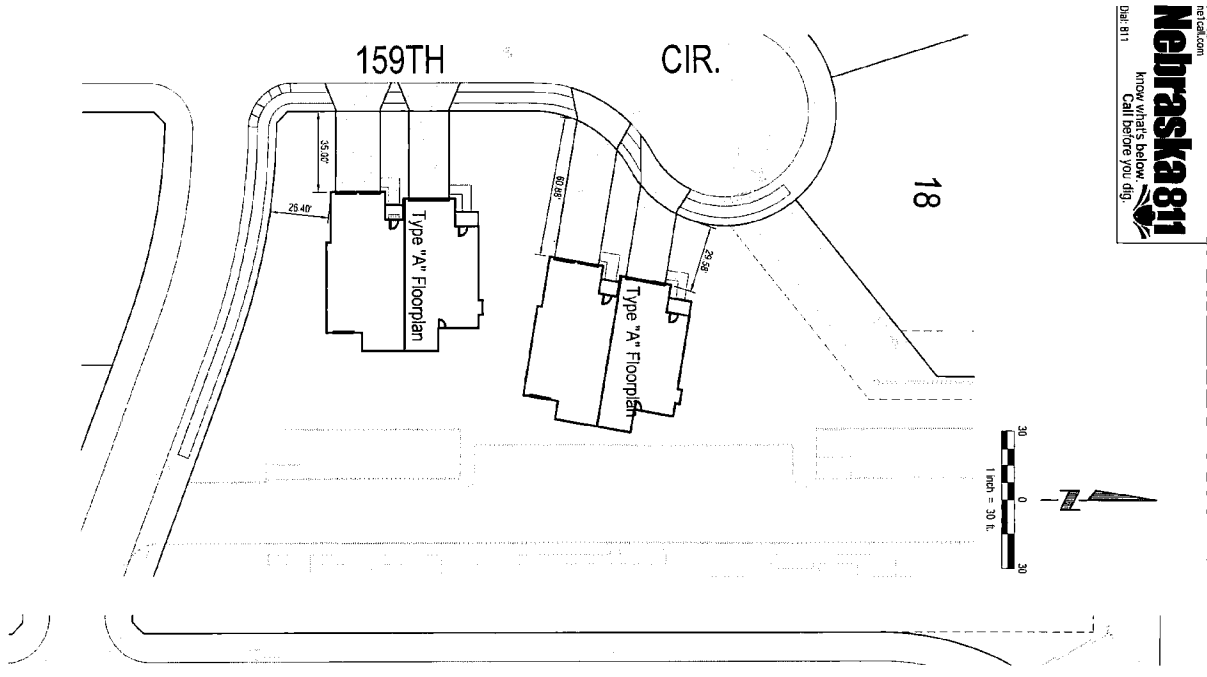
Phase	Units
1	5933 158 <sup>th</sup> Ct, #302 5933 158 <sup>th</sup> Ct, #304 5933 158 <sup>th</sup> Ct, #303 5933 158 <sup>th</sup> Ct, #305 5933 158 <sup>th</sup> Ct, #306 5933 158 <sup>th</sup> Ct, #308 5949 158 <sup>th</sup> Ct, #101 5945 158 <sup>th</sup> Ct, #103 5941 158 <sup>th</sup> Ct, #105 5937 158 <sup>th</sup> Ct, #107 5929 158 <sup>th</sup> Ct, #109 5948 158 <sup>th</sup> Plz, #102 5944 158 <sup>th</sup> Plz, #104 5936 158 <sup>th</sup> Plz, #106 5928 158 <sup>th</sup> Plz, #108
2	5907 158 <sup>th</sup> Ct, #2302 5907 158 <sup>th</sup> Ct, #2304 5907 158 <sup>th</sup> Ct, #2303 5907 158 <sup>th</sup> Ct, #2305 5907 158 <sup>th</sup> Ct, #2306 5907 158 <sup>th</sup> Ct, #2308 5923 158 <sup>th</sup> Ct, #2101 5919 158 <sup>th</sup> Ct, #2103 5915 158 <sup>th</sup> Ct, #2105 5911 158 <sup>th</sup> Ct, #2107 5903 158 <sup>th</sup> Ct, #2109 5922 158 <sup>th</sup> Plz, #2102 5918 158 <sup>th</sup> Plz, #2104 5910 158 <sup>th</sup> Plz, #2106 5902 158 <sup>th</sup> Plz, #2108
3 (Parcel 6)	5901 159 <sup>th</sup> Cir, #3101 5903 159 <sup>th</sup> Cir, #3102 5907 159 <sup>th</sup> Cir, #3103 5909 159 <sup>th</sup> Cir, #3104
4	8 Units



U P 2 2 2

# EXHIBIT E





NEBRASKA  
**811**  
 Know what's below  
 Call before you dig

**PLAN/KEY NOTES**

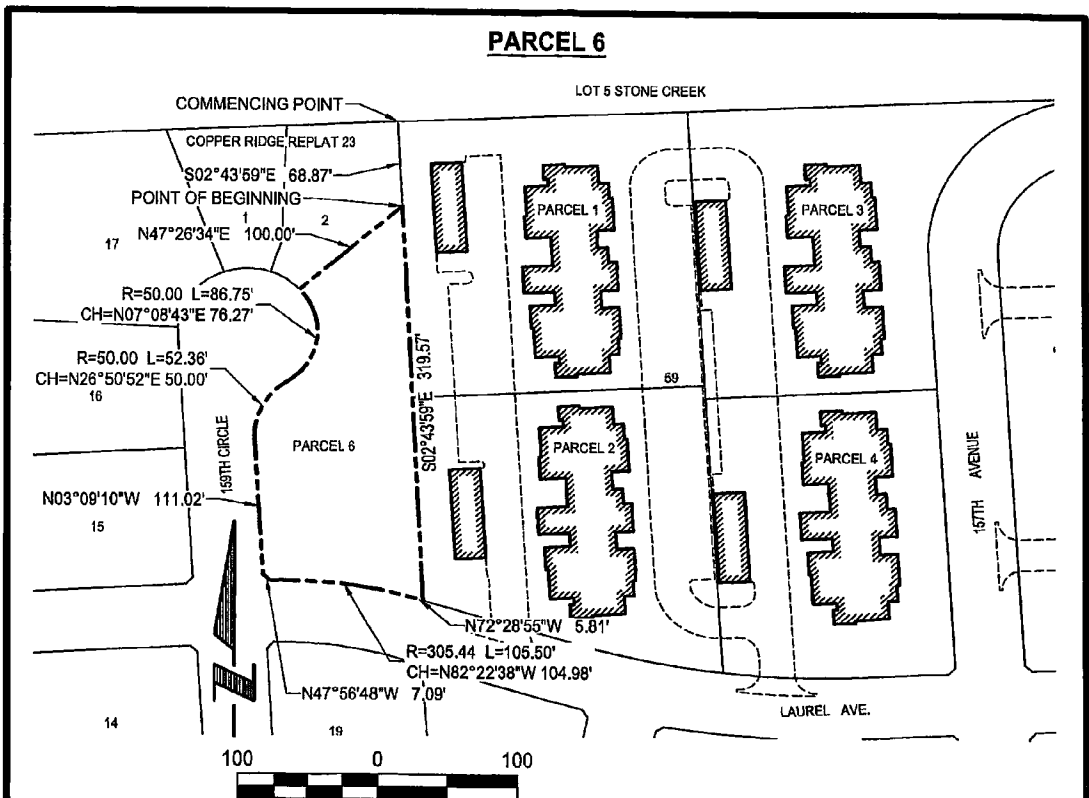
1. 5" PCC Pavement and 5" Ungravel C&G, See Detail on Sheet
2. 5" PCC Slabwork
3. 5" PCC Slabwork
4. Concrete (Planning) Not See Sheet. For All Dimensions Refer to W&A Notes On Sheet. Show Detail On Sheet.

**LEGEND**

- 5" PCC with Ungravel C&G and Slabwork
- 5" PCC Slabwork
- 5" PCC Slabwork
- 5" PCC Slabwork

Project #1395 1/25/08 Date 12/15/22 Designed By EAG Drawn By EAG Scale AS SHOWN	Review Date Description	PAVING PLAN	COPPER RIDGE  DOUGLAS, NEBRASKA	<p><b>E &amp; A CONSULTING GROUP, INC.</b>          Engineering • Planning • Environmental &amp; Field Services</p> <p style="font-size: small;">10099 141 Valley Road, Suite 100 • Omaha, NE 68154          Phone: 402.476.1770 • Fax: 402.651.1970</p>
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**LEGAL DESCRIPTION**

**NEED NOT BE CONSTRUCTED**

A TRACT OF LAND LOCATED IN PART OF LOT 59, COPPER RIDGE, A SUBDIVISION LOCATED IN PART OF THE SE1/4 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 59, COPPER RIDGE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, COPPER RIDGE REPLAT 23, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 34, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SE1/4 OF SECTION 34, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 5, STONE CREEK, A SUBDIVISION LOCATED IN PART OF THE NE1/4 OF SAID SECTION 34; THENCE S02°43'59"E (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID LOT 59, COPPER RIDGE, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 2, COPPER RIDGE REPLAT 23, A DISTANCE OF 68.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18, COPPER RIDGE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S02°43'59"E, A DISTANCE OF 319.57 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 59, COPPER RIDGE, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF LAUREL AVENUE; THENCE ALONG SAID SOUTHERLY LINE OF LOT 59, COPPER RIDGE, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF LAUREL AVENUE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N72°28'55"W, A DISTANCE OF 5.81 FEET; (2) THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 305.44 FEET, A DISTANCE OF 105.50 FEET, SAID CURVE HAVING ALONG CHORD WHICH BEARS N82°22'38"W, A DISTANCE OF 104.98 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF LAUREL AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF 159TH CIRCLE; THENCE ALONG THE WESTERLY LINE OF SAID LOT 59, COPPER RIDGE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 159TH CIRCLE ON THE FOLLOWING FOUR DESCRIBED COURSES: (1) THENCE N47°56'48"W, A DISTANCE OF 7.09 FEET; (2) THENCE N03°09'10"W, A DISTANCE OF 111.02 FEET; (3) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 52.36 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N26°50'52"E, A DISTANCE OF 50.00 FEET; (4) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 86.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N07°08'43"E, A DISTANCE OF 76.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 59, COPPER RIDGE; THENCE N47°26'34"E ALONG SAID WESTERLY LINE OF LOT 59, COPPER RIDGE, SAID LINE ALSO BEING SAID EASTERLY LINE OF LOT 18, COPPER RIDGE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 26,452 SQUARE FEET OR 0.607 ACRES, MORE OR LESS.



**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services  
10909 MB Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599

Drawn by: RLS Chkd by: Date: 07/03/2018  
Job No.: 1995.105.008

**PARCEL 6**  
**LOT 59, COPPER RIDGE**  
DOUGLAS COUNTY, NEBRASKA