

ADDENDUM AND AMENDMENT
TO MASTER DEED
OF CIMARRON I
DATED DECEMBER 19, 1983
FILED JANUARY 24, 1984
AT BOOK 1722
PAGE 495 et sec.

This is an addendum and amendment to the Master Deed of Cimarron I, a Condominium Regime dated December 19, 1983 filed for Record with the Douglas County Register of Deeds January 24, 1984 in Deed Book 1722 Page 495 et sec.

The purpose of this addendum is to delete therefrom paragraphs 4, 5 and 6 and the plot plan recorded at Book 1722 Page 504 and substitute in lieu thereof the following new paragraphs 4, 5 and 6 and new plot plan.

4) The condominium will consist of 3 buildings with a height of not more than two stories plus basement. The buildings will contain a total of 11 apartments which may only be used for residential purposes. The condominium will also include automobile garages, parking areas, lawns, and landscaping. The total ground floor area of all buildings (including garages) aggregates 18,757 square feet and the total land area aggregates 50,220 square feet. Said buildings and improvements together with their location on the land and the area and location of each apartment are more particularly described in the building plans which are attached hereto and recorded with this Master Deed.

5) The general common elements of the condominium are described as follows:

The land on which the buildings stand including all of the

surrounding lands embraced within the legal description specified above; subject, however, to the limitations that each individual apartment owner shall have a paramount right to the use and enjoyment of the 15 foot immediately behind his apartment which 15 foot strip of property is shown in cross-hatching on the attached plot plan and is described as "limited common area". The exterior surfaces of all apartment buildings except that exterior screening, window glass, storm doors, exterior decks and door including garage doors shall not be common elements. The foundations, exterior walls and party walls, roofs, yards and gardens, except that any yard areas and equipment that may be included within individual apartment patios and individual apartment fences or the rear 15 foot limited common area strip as delineated on the attached plans shall not be common elements. The lawn sprinkling system and its water meter shall be common elements. The air conditioning compressor supplying coolant for each apartment is not a common element but is a part of each such apartment and shall be maintained and replaced as needed by each co-owner. Each co-owner shall be responsible for the repair, maintenance and replacement of the interior of his apartment and the exterior portions thereof which have been excluded from the above definition of common elements including specifically, but not limited to exterior glass, screens, storm and entry doors, garage doors and decks and the water and sewer service lines from the street to the apartment; it being understood that the only common area maintenance of exterior door shall be the painting or finishing of the exterior surfaces thereof. The limited common areas described above and those shown as cross hatched on the attached plot plan shall be treated the same as common areas in all respects

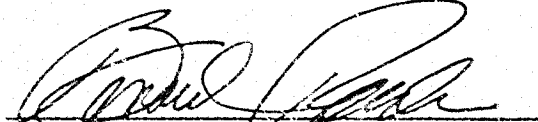
except that their designation as "limited common area" shall accord the owner of the unit which they serve the paramount right to use and enjoyment thereof. If any co-owner fails to make all reasonable and necessary repairs and replacements of the parts of the exterior of his apartment which are herein excluded from the common elements and are thereby included within the individual apartment definition, then the Association may perform such work, invoice the owner for the cost thereof and secure and enforce a claim and lien therefor against the co-owner and his apartment in like manner as a delinquent assessment for common element expense.

6) The total basic value of the entire condominium regime is \$923,450.00 and the basic value of each apartment together with the percentage which each apartment shall share in the expenses of and the rights in the common elements are as follows:


<u>Apartment No.</u>	<u>Basic Value</u>	<u>%</u>	<u>Apartment No.</u>	<u>Basic Value</u>	<u>%</u>
14802 California St.	\$87,950	9.52	14816 California St.	76,950	8.33
14804 California St.	76,950	8.33	14818 California St.	87,950	9.52
14806 California St.	76,950	8.33	14822 California St.	87,950	9.52
14808 California St.	87,950	9.52	14824 California St.	87,950	9.52
14812 California St.	87,950	9.52	14828 California St.	87,950	9.52
14814 California St.	76,950	8.33			

7) This addendum and amendment made this 29th day March, 1984.

MARQUIS CONSTRUCTION CO., INC.


Bernard Reeder, President

REEDER DEVELOPMENT, INC.

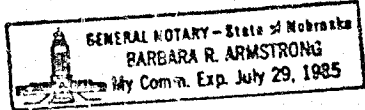

Bernard Reeder, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On the date first above written before me, the undersigned, a Notary Public in and for said County, personally came BERNARD REEDER, President of Marquis Construction Company, Inc and Reeder Development, Inc. and the identical person whose name is affixed to the above instrument, and he did acknowledge that he executed the foregoing instrument as his voluntary act and deed as such officer and as the voluntary act and deed of said corporation.

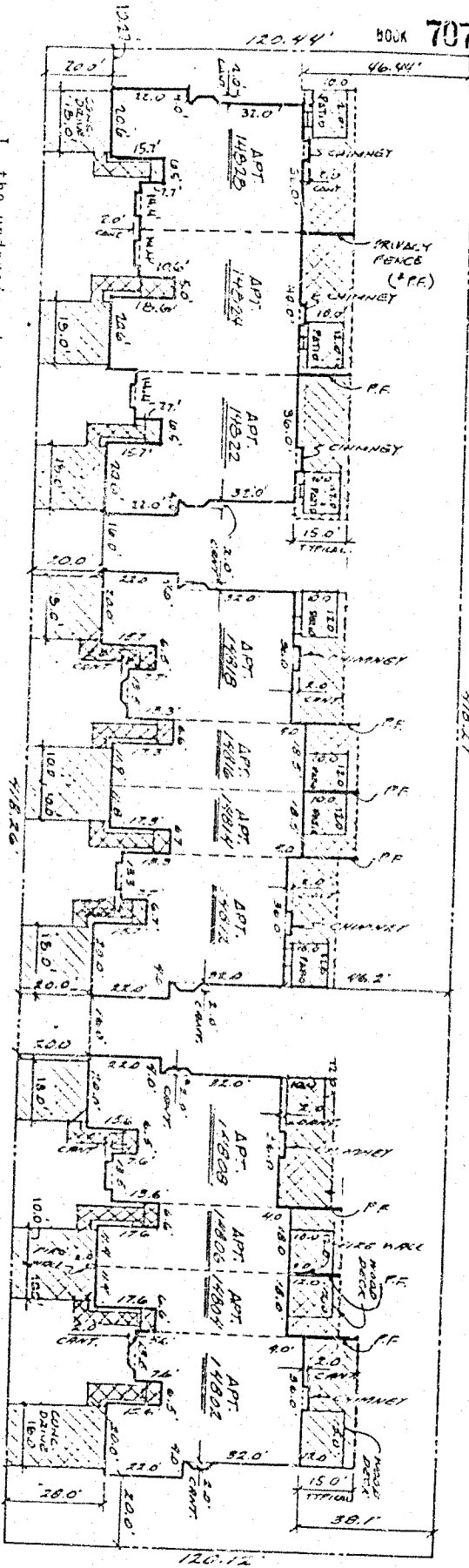
WITNESS my hand and Notarial Seal the 24th day of

March, 1984.

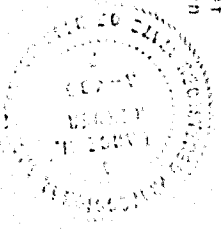


Barbara R. Armstrong
Notary Public

Lots 1, 2, 3, and 4, Cimarron, a Subdivision in Douglas County, Nebraska.



I, the undersigned, hereby certify that the within plot plan of Cimarron I, a condominium regime established in Douglas County, Nebraska was made in conformance with the requirements of Section 76 - 810 R.S. Nebraska and Section 22 (b) of LB 433 approved May 17, 1983



Lance H. Seder
 Registration No. A 565

CALIFORNIA STREET

LEGEND
 UNLITED COM AREA.

J. Wood

RECEIVED
 1988 MAR 29 PM 3:42
 C. HAROLD...
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NEBR.

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