

81-8777
78-2604

AMENDMENT
TO
MASTER DEED CREATING ESSEX COURT CONDOMINIUM PROPERTY REGIME

THIS AMENDMENT TO MASTER DEED made this 29th day of March, 1974 by MAENNER CO. and HAWKINS CONSTRUCTION COMPANY, Nebraska corporations, for themselves, their successors, grantees and assigns:

WITNESSETH:

FIRST:

Maenner Co. and Hawkins Construction Company are the sole co-owners of all of the real estate described in the Master Deed recorded March 13, 1974 at Book 1498, Page 11, of the Records of Douglas County, Nebraska and by this instrument do amend said Master Deed in the particulars set forth below. Legal description more particularly described on Exhibit A attached Hereto

SECOND:

Paragraph 9. (b) of said Master Deed is amended so as to provide in its entirety, as follows:

9. * * * * (b) The common elements are for the use and enjoyment of all co-owners. The ownership of the common elements shall remain undivided, and no person or co-owner shall bring any action for the partition or division of the common elements. The Association shall from time to time establish rules and regulations for the use of the common elements, and all co-owners and users shall be bound thereby. The Association shall have the sole jurisdiction over and responsibility for making alterations, improvements, repairs and maintenance of the common elements. The share of a co-owner in the common elements is appurtenant to his apartment and inseparable from apartment ownership. Assessments against co-owners for insurance, common element expenses and reserves and for other expenses incurred by the Association shall be made pursuant to the By-Laws. The expenses, including taxes, insurance, repairs and maintenance incident to the limited common elements, consisting of the covered garages and storage areas and located on the same level and to the north of Apartment No. B1-1 and reserved for the use of Apartment B1-1 to the exclusion of the other apartments, shall be assessed solely against Apartment No. B1-1. Assessments paid within ten days after the date when due shall not bear interest, but all sums not paid within said ten-day period shall bear interest at the highest legal rate from due date until paid. If any co-owner shall fail or refuse to make any payment of such assessments when due, the amount thereof plus interest shall constitute a lien upon the co-owner's interest in his apartment and in the property, and upon the recording of such lien by the Association with the Register of Deeds of Douglas County, Nebraska, such amount shall constitute a lien prior and preferred over all other liens and encumbrances except assessments, liens and charges for taxes past due and unpaid on the apartment and duly recorded mortgage and lien instruments.

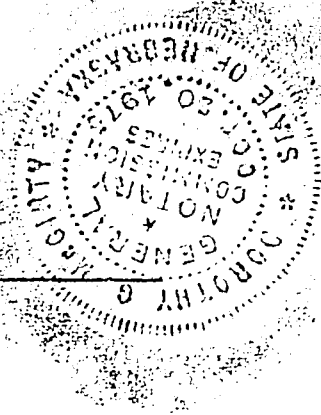
THIRD:

The Master Deed is further amended by adding to paragraphs 1 through 11 of said Master Deed the following paragraphs, to-wit:

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on the date first above written.

Dorothy G. McGinty
Notary Public



STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On the date first above written, before me, the under-
signed, a Notary Public in and for said County, personally came
Robert A. Bloechle, to me personally known to be the Vice President
of Hawkins Construction Company and the identical person whose
name is affixed to the foregoing Master Deed, and acknowledged
the execution thereof to be his voluntary act and deed as such
officer and the voluntary act and deed of the said corporation,
and that the corporate seal of the said corporation was thereto
affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County
on the date first above written.

Dorothy G. McGinty
Notary Public

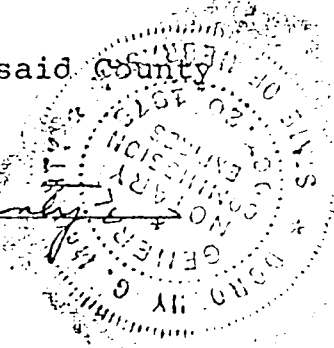


Exhibit A

2. DESCRIPTION OF LAND. The lands owned by the Developers
which are hereby submitted to the condominium regime are described
as follows:

Part of Lot 162, Regency 2nd Addition, a subdivision
in Section 21, Township 15 North, Range 12 East of the
6th P.M., Douglas County, Nebraska, more particularly
described as follows:

Commencing at the southeasterly corner of Lot 162C
Regency Lake Replat, a subdivision in said Section 21,
said southeasterly corner formerly being the southeasterly
corner of said Lot 162; thence N00°01'00"W a distance of
871.26 feet; thence S89°59'00"W a distance of 239.83
feet to the point of beginning; thence N74°44'11"W
a distance of 221.76 feet to a point on the easterly
right-of-way of Interstate Highway 68 (I-680); thence
northeasterly along said easterly right-of-way of I-680
on a curve to the left, said curve having a radius of
2084.90 feet, a long chord of 224.44 feet bearing
N8°15'56"E, and an arc length of 224.54 feet; to a
point of tangency; thence N5°37'03"E along said easterly
right-of-way of I-680 a distance of 187.89 feet; thence
S74°44'11"E a distance of 280.58 feet; thence S15°15'49"W
a distance of 156.00 feet to a point on the right-of-
way of Essex Court; thence N74°44'11"W along said right-
of-way of Essex Court a distance of 50.00 feet; thence
S15°15'49"W along said right-of-way of Essex Court a
distance of 100.00 feet, thence S74°44'11"E along said
right-of-way of Essex Court a distance of 50.00 feet;
thence S15°15'49"W a distance of 152.00 feet to the
point of beginning, and containing 2.21 acres more or
less.

(The above description is based on the southerly line of
said Lot 162C having an assumed bearing of S89°59'00"W.)

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
20 DAY OF March 1974 AT 3:06 P. M. C. HAROLD OSTLER, REGISTER OF DEEDS

10.75