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Record and Return To: Welch Law Firm, P.C.
1299 Farnam St., Suite 1220
Omaha, NE 68102

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

**THIS THIRD AMENDMENT TO MASTER DEED AND DECLARATION OF
CONDOMINIUM OWNERSHIP FOR COPPER RIDGE** (“Third Amendment”) is made and
entered into this 1st day of February, 2024, by CRC Development, LLC, a Nebraska limited liability
company (“Declarant”).

RECITALS

A. **WHEREAS**, on July 19, 2018, Declarant filed a Master Deed and Declaration
 (“Declaration”) in the Office of the Register of Deeds, Douglas County, Nebraska as Instrument
 No. 2018056558 for the real property legally described as **Lots 58 and 59, Copper Ridge**, as
 Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (the “Property”);

B. **WHEREAS**, on August 30, 2019, Declarant filed an Amendment to the
 Declaration in the Office of the Register of Deeds, Douglas County, Nebraska, as Instrument No.
 2019070582, for the purpose of adding Phase II and its Units to the Declaration;

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C. **WHEREAS**, on March 7, 2023, Declarant filed a Second Amendment (“Second Amendment”) to the Declaration in the Office of the Register of Deeds, Douglas County, Nebraska, as Instrument No. 2023014336 for the purpose of, among other things, adding Phase III and its Units to the Declaration;

D. **WHEREAS**, it is the Declarant’s intent that Phase III, when completed, will consist of two duplexes (each containing two Units) for a total of four Units; however, at the time Phase III was added to the Declaration, only one of the duplexes (i.e., two Units) was substantially complete and ready for use, whereas, no duplex, structure or other building existed for the other two Units;

E. **WHEREAS**, notwithstanding that only one of the duplexes was in existence, the Second Amendment added four Units to the Declaration and assigned an Allocated Interest to all four Units even though two of the Units were not in existence;

F. **WHEREAS**, the Declarant desires to amend the “Unit Ownership and Percentage Interest Table” so as to remove any assignment of Allocated Interest to the two Units that have not yet been constructed;

G. **WHEREAS**, pursuant to Section 16.1 the Declarant reserves the right to amend the Declaration until the Transfer Date, which Transfer Date has not yet occurred.

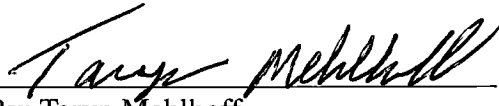
NOW THEREFORE the Declarant hereby amends the Master Deed as follows:

1. The “Unit Ownership and Percentage Interest Table” attached to the Declaration as Exhibit C is hereby amended and replaced with the attached Exhibit C.

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

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

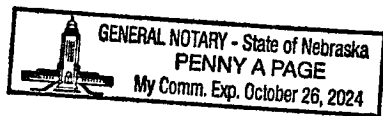
CRC Development, LLC,
a Nebraska limited liability company



By: Taryn Mehlhoff
Its: Managing Member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

SUBSCRIBED, SWORN TO and ACKNOWLEDGED before me this 1st day of February, 2024, by Taryn Mehlhoff, as the Managing Member of CRC Development, LLC, a Nebraska limited liability company, the same being her voluntary act and deed on behalf of said limited liability company.

WITNESS my hand and official seal.





Notary Public

EXHIBIT "C"

UNIT OWNERSHIP AND PERCENTAGE INTEREST TABLE

	Unit	Square Footage	Allocated Interest of Common Elements	Allocated Interest of Common Expenses	Percentage of votes in Association Matters	Number of votes in Association Matters
1	5933 158 th Ct, #302	1150	3%	3%	3%	3%
2	5933 158 th Ct, #304	965	3%	3%	3%	3%
3	5933 158 th Ct, #303	859	3%	3%	3%	3%
4	5933 158 th Ct, #305	859	3%	3%	3%	3%
5	5933 158 th Ct, #306	1051	3%	3%	3%	3%
6	5933 158 th Ct, #308	1150	3%	3%	3%	3%
7	5949 158 th Ct, #101	1354	3%	3%	3%	3%
8	5945 158 th Ct, #103	961	3%	3%	3%	3%
9	5941 158 th Ct, #105	1309	3%	3%	3%	3%
10	5937 158 th Ct, #107	960	3%	3%	3%	3%
11	5929 158 th Ct, #109	1354	3%	3%	3%	3%
12	5948 158 th Plz, #102	1162	3%	3%	3%	3%
13	5944 158 th Plz, #104	1017	3%	3%	3%	3%
14	5936 158 th Plz, #106	1017	3%	3%	3%	3%
15	5928 158 th Plz, #108	1162	3%	3%	3%	3%
16	5907 158 th Ct, #2302	1150	3%	3%	3%	3%
17	5907 158 th Ct, #2304	965	3%	3%	3%	3%
18	5907 158 th Ct, #2303	859	3%	3%	3%	3%
19	5907 158 th Ct, #2305	859	3%	3%	3%	3%
20	5907 158 th Ct, #2306	1051	3%	3%	3%	3%
21	5907 158 th Ct, #2308	1150	3%	3%	3%	3%
22	5923 158 th Ct, #2101	1354	3%	3%	3%	3%
23	5919 158 th Ct, #2103	1162	3%	3%	3%	3%
24	5915 158 th Ct, #2105	1309	3%	3%	3%	3%
25	5911 158 th Ct, #2107	960	3%	3%	3%	3%
26	5903 158 th Ct, #2109	1354	3%	3%	3%	3%
27	5922 158 th Plz, #2102	1162	3%	3%	3%	3%
28	5918 158 th Plz, #2104	1017	3%	3%	3%	3%
29	5910 158 th Plz, #2106	1017	3%	3%	3%	3%
30	5902 158 th Plz, #2108	1162	3%	3%	3%	3%
31	5901 159 th Cir, #3101	1604	5%	5%	5%	5%
32	5903 159 th Cir, #3102	1395	5%	5%	5%	5%
33	5907 159 th Cir, #3103	1604	0%	0%	0%	0%
34	5909 159 th Cir, #3104	1395	0%	0%	0%	0%

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.