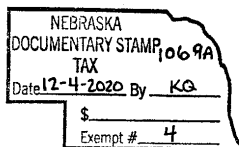


NUM PGS 9
DOC TAX _____ CK# _____
FEES 58.00 PD 58.00 CK# 4346
CHG _____ ACCT# _____
RET FEES: _____ CASH _____
P & M FUND 6.50 GEN FUND 51.50
REC'D Kaye - Conway Pauley + Johnson
RETURN Conway Pauley + Johnson
Hastings NE 68902



20204932

ADAMS COUNTY, NE
FILED
INST. NO. 20204932
12-4-2020
Date _____ Time 9:39 AM
Rachel Omsky
REGISTER OF DEEDS



NUM Central Block Condominiums
RD. COMP x BM The
COMPARE ✓ KQ
CADAS 8-15 BM COMP BM
OK KQ KQ

Return to:
Conway, Pauley & Johnson, P. C.
P. O. Box 315
Hastings, NE 68902-0315

FIRST AMENDMENT TO DECLARATION OF
"THE CENTRAL BLOCK" CONDOMINIUM ASSOCIATION

The undersigned, Brant Rentals, LLC, a Nebraska Limited Liability Company, ("Declarant"), has created a Condominium on the property in the manner established by the Revised Statutes of Nebraska Sections 76-825 through 76-894 (R.R.S. 1943) known as the *Nebraska Condominium Act* pursuant to the Declaration of "The Central Block" Condominium Association dated June 25, 2020, and filed with the Register of Deeds of Adams County, Nebraska as Instrument No. 20202634 (the "Original Declaration"). This First Amendment to the Declaration of "The Central Block" Condominium Association (the "Amendment") is entered into for the purpose of creating one new condominium unit on the second floor of The Central Block by dividing up the previously identified Unit #4 condominium unit into two units, and amends and supplements the Declaration for that purpose. All other terms and conditions set forth in the Declaration shall continue in full force and effect, applicable to all of the condominium units unless otherwise set forth in said Declaration or in this Amendment.

Section 1. Names. The name of the Condominium is The Central Block. The name of the Association is "The Central Block" Condominium Association, a Nebraska non-profit corporation.

Section 2. Description. The Condominium is situated in Adams County, Nebraska, on the following described real estate: Lots Seven 7-9, Block Twenty-two (22), Original Town, now City of Hastings, Adams County, Nebraska.

Section 3. Units.

(a) The Condominium Project consist of four (4) Residential Units which are all located on the Second Floor and Third Floor and two (2) Commercial Units, which are located on the First Floor and are described on the Plans attached hereto and identified as Exhibit A, as the same amends Exhibit A attached to the Declaration. The Declaration reserves the right to further subdivide or convert Unit #6

Condominium Unit into additional Residential Units. Each Unit includes an appurtenant percentage of undivided interest in the Common elements and the respective Limited Common Elements (hereinafter the "Allocated Interest") as set forth in Exhibit B attached hereto and incorporated herein by this reference. For purposes of voting, each Unit is allowed that number of votes equal to the Association Voting Interests of such Unit as set forth in Exhibit C (hereinafter the "Voting Interest"), regardless of the number of Persons having an interest in such Unit. The Common Expense Liability shall be based on the operation and maintenance costs for these Common Elements and the amount of the assessment will change on a yearly basis according to these costs. Each Unit may be described by its Unit number as shown on the Plans and as set forth in this Declaration and such description shall be deemed good and sufficient for all purposes and shall be deemed to convey, transfer encumber or otherwise affect the Unit owner's corresponding Allocated Interests even though the same is not expressly mentioned or described therein. Ownership of each Unit and the Unit owner's corresponding share in the Common Elements shall not be separated. Other than the Declarant, no Residential Unit owner may relocate the boundaries of any Residential Unit or further subdivide or combine any one or more of the Units unless approved by the Declarant and by the Executive Board.

(b) The location of the Units within the building and their dimensions are shown on the "Plans" attached hereto, consisting of five pages marked Exhibit A and by this reference incorporated herein, as the same amends those Plans previously attached to the Declaration.

(c) The Common Element Interest Allocation Table attached as Exhibit B hereto and by this reference incorporated herein is a list of all Units, their identifying numbers, location (all as shown more fully on the Plans), type and the common element interest allocated to each Unit determined on the basis of size.

Section 4. Limited Common Elements. The Limited Common Elements defined in the Declaration under Article 6 shall be limited common elements to be used solely by the owners of Units 2, 4, 5 and 6. The allocated share for each Residential Unit associated with the maintenance and care of the Limited Common Elements previously defined in Article 5.4 of the Declaration shall be shared between the owners of the Residential Units as outlined on Exhibit B.

The Common Areas for entry are located on the north and south side of the Building as identified in Exhibit A attached hereto shall be a common element available to all of the Condominium Units owners in the Building, and expenses associated with the maintenance and care of that common element shall be shared among all condominium unit owners in the proportions set forth on Exhibit B attached hereto. However, the owners of Unit #1 and Unit #3 shall be entitled to use that common element only for the purposes of access to their respective First Floor condominium units and shall not be entitled to use the stairways for the purpose of access to the Second Floor of the Building.

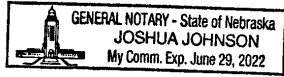
Brant Rentals, LLC
A Nebraska Limited Liability Company,

By: 
Jebariah E. Brant, Member

20204932

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

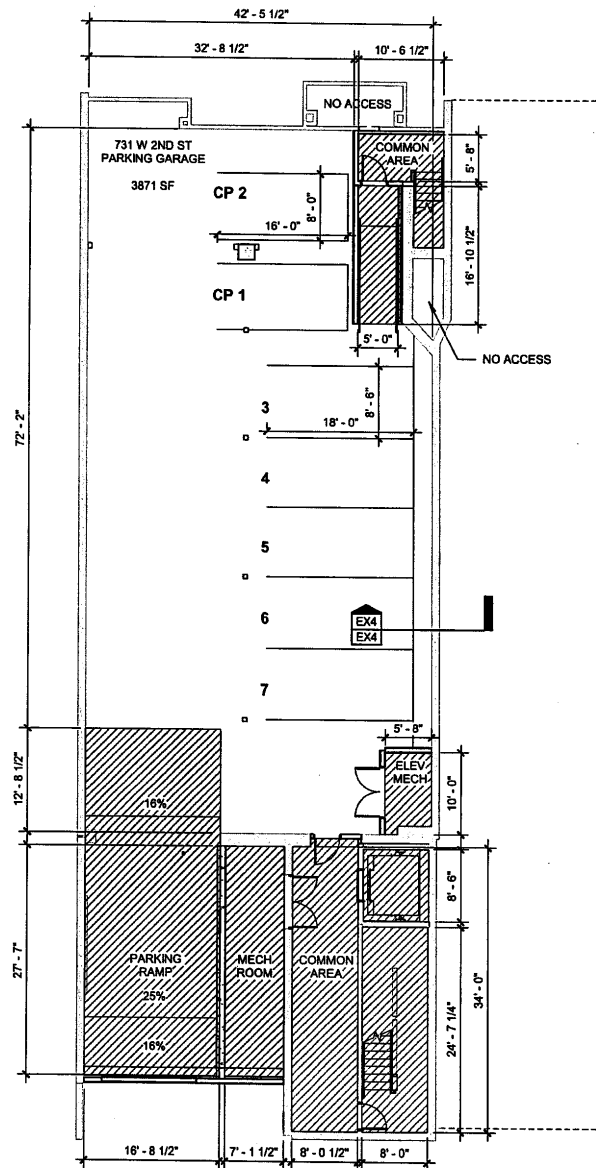
The foregoing instrument was acknowledged before me on 3rd day of December, 2020
by Jebadiah E. Brant, Member, Brant Rentals, LLC, a Nebraska Limited Liability Company, on
behalf of the Company.



[SEAL]


Notary Public

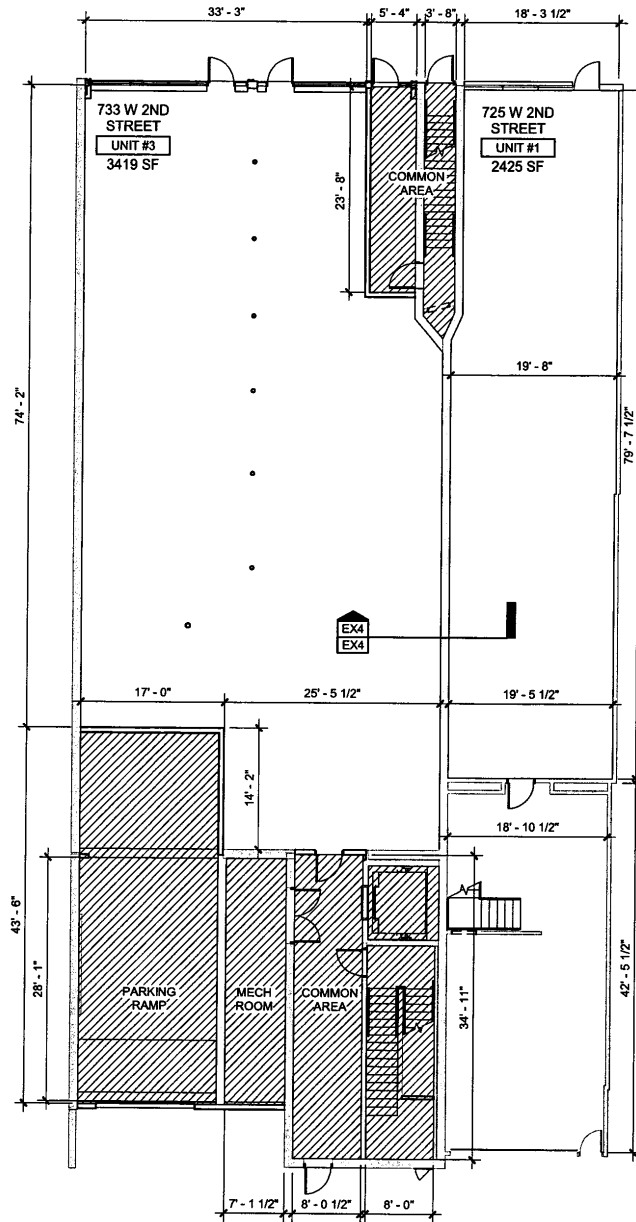
CENTRAL BLOCK CONDOMINIUM ASSOCIATION EXHIBIT "A"
HASTINGS, ADAMS COUNTY, NEBRASKA



BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"



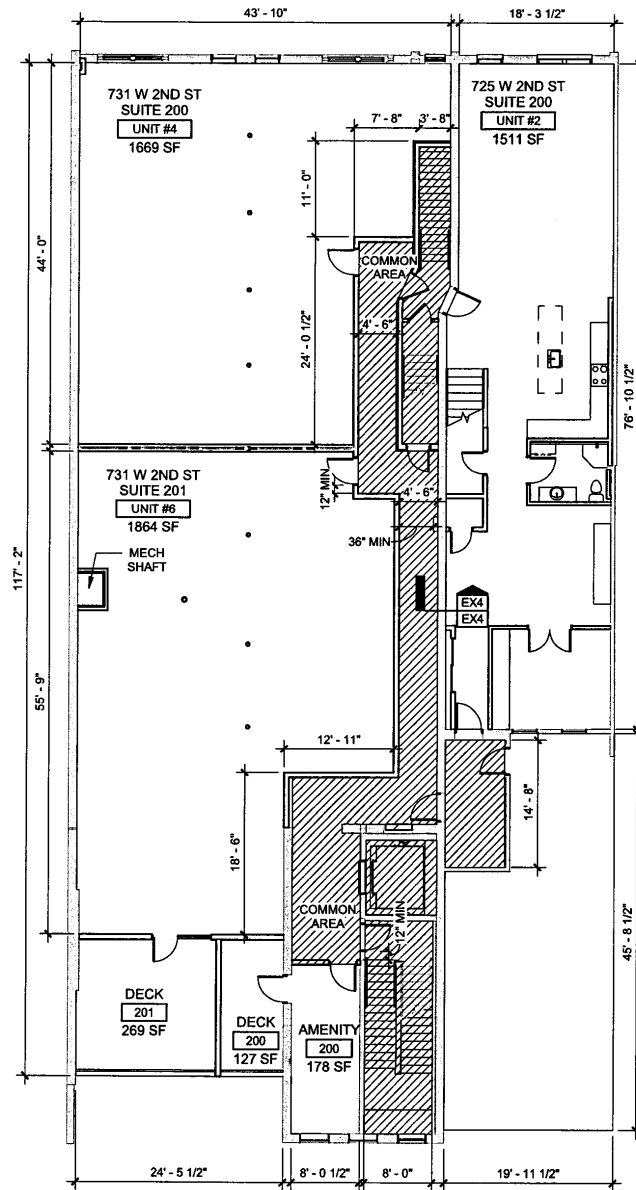


FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



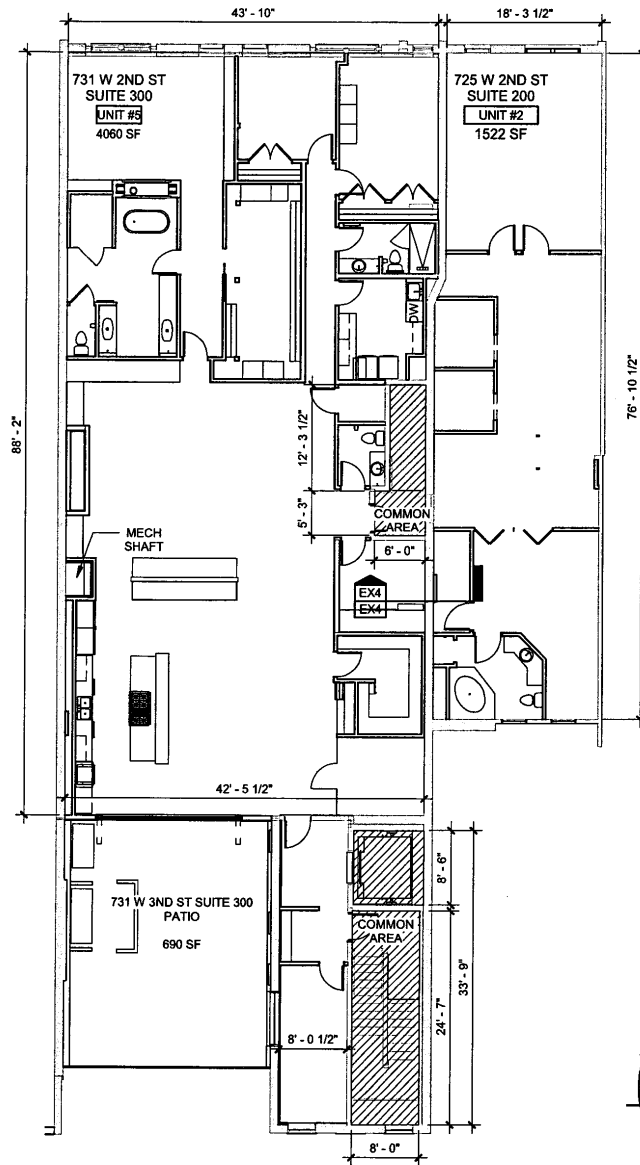
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SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

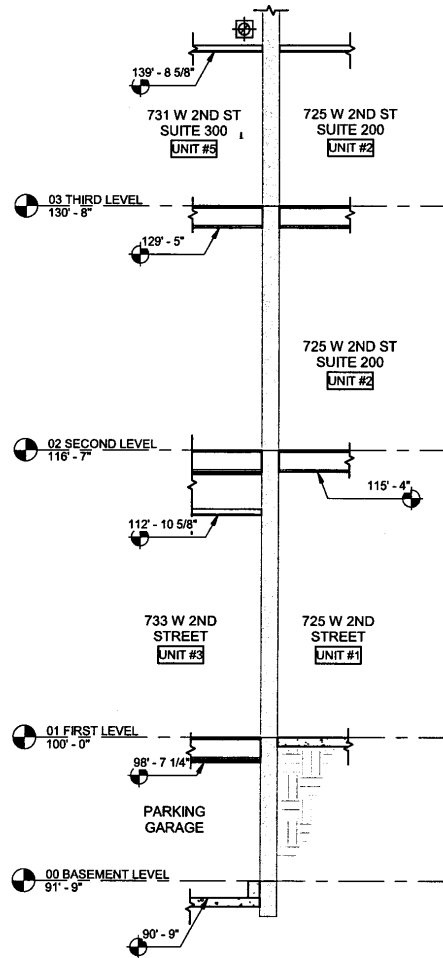


6 of 9



THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"





ELEV. SECTION

SCALE: 3/16" = 1'-0"

EXHIBITS "B & C"

TABLE OF ALLOCATIONS

<u>Unit #</u>	<u>% Share of Common Elements/Expenses</u>	<u>Number of Votes in Association Matters</u>
#1	16.667%	20
#2	16.667%	20
#3	16.667%	20
#4	16.667%	20
#5	16.667%	20
#6	16.667%	20

**TABLE OF ALLOCATIONS OF LIMITED RESIDENTIAL COMMON
ELEMENTS**

<u>Unit#</u>	<u>% Share of Limited Elements/Expenses</u>	<u>% Share of Underground Garage/Expenses</u>
#1	0.0%	0.0%
#2	25%	0.0%
#3	0.0%	0.0%
#4	25%	28.571%
#5	25%	42.857%
#6	25%	28.571%