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AMENDMENT TO
MASTER DEED AND DECLARATION and
SUPPLEMENTAL MASTER DEED and DECLARATION OF
COTNER CENTER CONDOMINIUM BUILDING "B"
Cotner Center Condominium
1540 North Cotner Blvd. ✱
Lincoln, NE 68505

Description of Land. The land owned by Cotner Center Condominium regime and described as follows:

Lots 1 thru 12, Block 56 and all vacated North-South and East-West alleys adjacent; Lot 7 and West 1/2 Lot 8 and South 1/2 vacated East-West alley adjacent, North 1/2 vacated East-West alley adjacent to Lots 3 thru 6 all in Block 55; and all vacated 67th St. adjacent to Blocks 55 & 56 Except East 10.5' of the North 140' thereof. East 1/2 of lot 8 and Lots 9 thru 12, Block 55 and South 1/2 vacated East-West alleys adjacent. All located in Bethany Heights Addition, Lincoln, Lancaster County, Nebraska. (Map attached: Exhibit 1)

1.9 "Land" means the real property described under "Description of Land" in the Master Deed and Declarations (as previously supplemented and amended) and any land deeded to the condominium regime, exclusive of the Building.

1.15 "Property" means the Land and the Building, all other improvements and structures thereon, and all easements, rights and appurtenances belonging thereto, and all articles of personal property intended for use in connection with said Common Elements.

By our signatures affixed below, we the undersigned Vice-President and Secretary of the Board of Administrators of Cotner Center Condominium Association of Co-Owners, Inc. do hereby ratify and affirm that the following amendments were voted on and approved pursuant to Master Deed and Declarations (as previously supplemented and amended) & By-Laws of Cotner Center Condominium (as previously supplemented and amended) by the Co-Owners of Cotner Center Condominium at a regularly held meeting on June 18, 2009 for the sole purpose of amending the Master Deed and Declaration previously recorded with the Register of Deeds, Lancaster County, Nebraska (Master Deed and Declaration of Cotner Center Condominium, recorded July 21, 1982 as INST. NO. 82-11010 and Supplemental Master Deed and Declaration of Cotner Center Condominium Building "B", recorded February 15, 1984 as INST. NO. 84-3243).

That the Master Deed and Declaration; Article X, Restrictive Covenants and Obligations; Section 10.1, General Restrictions on the Use of the Units; Subsection 14, stated as:

10.1.14 No pets are allowed on the Property.

Be henceforth amended and recorded as: Master Deed and Declaration and Supplemental Master Deed and Declaration of Cotner Center Condominium Building "B"; Article X, Restrictive Covenants and Obligations; Section 10.1, General Restrictions on the Use of the Units; Subsection 14:

10.1.14 Pets:

- a. Only fish and small birds are allowed to be kept as pets;
- b. Dogs and cats may visit in the condominiums, but cannot stay overnight in either the condominiums or the motels;
 - 1. Visiting pets are to be reported to the office.
 - 2. Visiting pets must be licensed and current on inoculations.
 - 3. Visiting pets must be restrained and well behaved; and
 - 4. Pet owners, and those they are visiting, are responsible for cleaning up all pet waste.
 - (i). If needed, Co-Owners being visited may be assessed a clean-up fee as set by the Board of Administrators.
- c. On a case by case basis, the Board of Administrators may revoke pet visits for violation of any part of (b) above.

and,

That the Master Deed and Declaration and Supplemental Master Deed and Declaration of Cotner Center Condominium Building "B", Article XIII, General and Miscellaneous Provisions; Section 13.1 stated as:

✱ *Mel*

13.1 Amendment of Master Deed and Declaration. This Master Deed and Declaration may be amended and additional Land and Units added thereto at any time by vote of at least seventy-five percent (75%) of the Co-Owners, cast in person or by proxy at a meeting duly held in accordance with the provisions of the By-Laws, provided, however, that any such amendment shall have been approved in writing by the mortgagee or mortgagees holding mortgages or deeds of trust constituting first liens on all of the Units subject to mortgages. No such amendment shall be effective until recorded among the land records of Lancaster County, Nebraska. Provided, however, the Percentage interests shall not be changed except by unanimous consent of all the Co-Owners, which change shall be evidenced by an appropriate amendatory declaration to such effect recorded among the land records of Lancaster County, Nebraska.

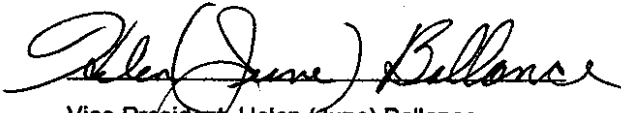
(for purposes of clarity, the proposed deletion is underlined)

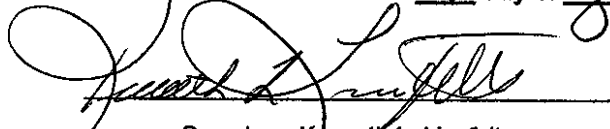
Be henceforth amended and recorded as: Master Deed and Declaration and Supplemental Master Deed and Declaration of Cotner Center Condominium Building "B"; Article XIII, General and Miscellaneous Provisions; Section 13.1:

13.1 Amendment of Master Deed and Declaration. This Master Deed and Declaration may be amended and additional Land and Units added thereto at any time by vote of at least seventy-five percent (75%) of the Co-Owners, cast in person or by proxy at a meeting duly held in accordance with the provisions of the By-Laws. No such amendment shall be effective until recorded among the land records of Lancaster County, Nebraska. Provided, however, the Percentage interests shall not be changed except by unanimous consent of all the Co-Owners, which change shall be evidenced by an appropriate amendatory declaration to such effect recorded among the land records of Lancaster County, Nebraska.

And, that all other Articles and Schedules written into or attached to the Master Deed and Declaration of Cotner Center Condominium, recorded July 21, 1982 as INST. NO. 82-11010 and amended by INST. NO 82-12016 recorded August 6, 1982; and restated in the Supplemental Master Deed and Declaration of Cotner Center Condominium Building "B", recorded February 15, 1984 as INST. NO. 84-3243; the Second Supplement as INST. NO. 84-48804 recorded August 6, 1984; and the Third Supplement as INST. NO. 85-27579 recorded October 14, 1985 and amended by INST. NO. 88-4762 recorded February 29, 1988; and the By-Laws of Cotner Center Condominium, recorded as INST. NO. 82-11011 amended by INST. NO. 84-23014 recorded September 21, 1982, restated as INST. NO. 88-30691 recorded October 4, 1988 and amended by INST. NO. 91-41928 recorded December 17, 1991 as attached to the Master Deed and Declaration by Article I, section 1.4 "By-Laws" remain unchanged.

IN WITNESS WHEREOF, Helen (June) Ballance and Kenneth L. Linafelter, representing the Board of Administrators and the Co-Owners of the Cotner Center Condominium Association of Co-Owners, Inc., have caused this Amendment to the Master Deed and Declaration of Cotner Center Condominium to be executed on this 13 day of July, 2009.


Vice-President, Helen (June) Ballance


Secretary, Kenneth L. Linafelter

State of Nebraska }
County of Lancaster } ss.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that:

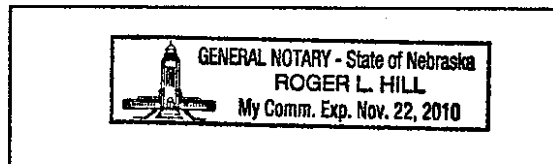
Helen (June) Ballance and Kenneth L. Linafelter personally appeared before me and are known to me to be the persons who have executed the same, and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this

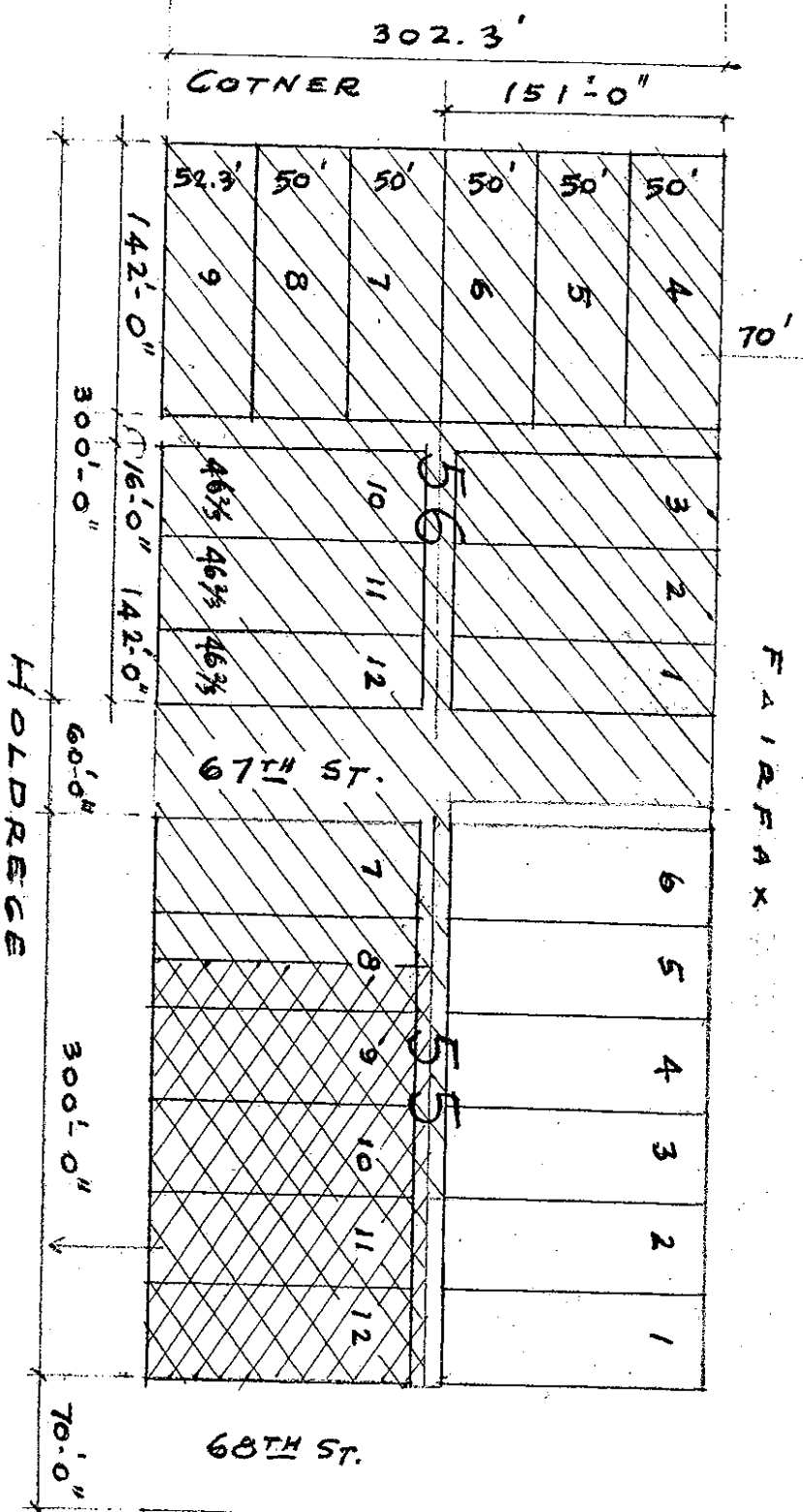
13 day of July, 2009.



My Commission Expires: 11/22/2010



↑ Affix Notary Seal ↑



Cotner Center Condominium, 1540 N. Cotner Blvd., Lincoln, NE 68505

Lots 1 thru 12, Block 56 and all vacated North-South and East-West alleys adjacent; Lot 7 and West 1/2 Lot 8 and South 1/2 vacated East-West alley adjacent; North 1/2 vacated East-West alley adjacent to Lots 3 thru 6, all in Block 55; and all vacated 67th St. adjacent to Blocks 55 & 56 Except East 10.5' of the north 140' thereof. East 1/2 of lot 8 and Lots 9 thru 12, Block 55 and South 1/2 vacated East-West alleys adjacent. All located in Bethany Heights Addition, Lincoln, Lancaster County, Nebraska.

Cotner Center Condominium
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Lincoln, NE 68505

Identification of Condominium Units

Cotner Center Condominium consists of Building "A" and Building "B". Building "A", the old Bethany School, contains 20 condominiums that are numbered one through twenty with the prefix of (A). Building "B", attached to Building "A" at A's south west corner, contains 81 condominiums that are numbered according to floor locations with first floor having the prefix (B1), the second floor prefix is (B2), the third floor prefix is (B3), and the fourth floor prefix is (B4). The total number of condominiums in "A" and "B" Building is 101.

BUILDING "A"

Parcel ID	Unit #
17-16-455-001-002	A1
17-16-455-001-003	A2
17-16-455-001-004	A3
17-16-455-001-005	A4
17-16-455-001-006	A5
17-16-455-001-007	A6
17-16-455-001-008	A7
17-16-455-001-009	A8
17-16-455-001-010	A9
17-16-455-001-011	A10
17-16-455-001-012	A11
17-16-455-001-013	A12
17-16-455-001-014	A13
17-16-455-001-015	A14
17-16-455-001-016	A15
17-16-455-001-017	A16
17-16-455-001-018	A17
17-16-455-001-019	A18
17-16-455-001-020	A19
17-16-455-001-021	A20

1ST FLOOR BUILDING "B"

Parcel ID	Unit #
17-16-455-001-022	B103
17-16-455-001-023	B104
17-16-455-001-024	B105
17-16-455-001-025	B106
17-16-455-001-026	B107
17-16-455-001-027	B108
17-16-455-001-028	B109
17-16-455-001-029	B110
17-16-455-001-030	B111
17-16-455-001-031	B112
17-16-455-001-032	B113
17-16-455-001-033	B114
17-16-455-001-034	B115
17-16-455-001-035	B116
17-16-455-001-036	B117
17-16-455-001-037	B118
17-16-455-001-038	B119
17-16-455-001-039	B120
17-16-455-001-040	B121
17-16-455-001-041	B123
17-16-455-001-042	B125

2ND FLOOR BUILDING "B"

Parcel ID	Unit #
17-16-455-001-043	B201
17-16-455-001-044	B202
17-16-455-001-045	B203
17-16-455-001-046	B204
17-16-455-001-047	B205
17-16-455-001-048	B206
17-16-455-001-049	B207
17-16-455-001-050	B208
17-16-455-001-051	B209
17-16-455-001-052	B210
17-16-455-001-053	B211
17-16-455-001-054	B212
17-16-455-001-055	B213
17-16-455-001-056	B214
17-16-455-001-057	B215
17-16-455-001-058	B216
17-16-455-001-059	B217
17-16-455-001-060	B218
17-16-455-001-061	B219
17-16-455-001-062	B220
17-16-455-001-063	B221
17-16-455-001-064	B222
17-16-455-001-065	B223
17-16-455-001-066	B225

3RD FLOOR BUILDING "B"

Parcel ID	Unit #
17-16-455-001-067	B301
17-16-455-001-068	B302
17-16-455-001-069	B303
17-16-455-001-070	B304
17-16-455-001-071	B305
17-16-455-001-072	B306
17-16-455-001-073	B307
17-16-455-001-074	B308
17-16-455-001-075	B309
17-16-455-001-076	B310
17-16-455-001-077	B311
17-16-455-001-078	B312
17-16-455-001-079	B313
17-16-455-001-080	B314
17-16-455-001-081	B315
17-16-455-001-082	B316
17-16-455-001-083	B317
17-16-455-001-084	B318
17-16-455-001-085	B319
17-16-455-001-086	B320
17-16-455-001-087	B321
17-16-455-001-088	B322
17-16-455-001-089	B323
17-16-455-001-090	B325

4TH FLOOR BUILDING "B"

Parcel ID	Unit #
17-16-455-001-091	B401
17-16-455-001-092	B402
17-16-455-001-093	B403
17-16-455-001-094	B404
17-16-455-001-095	B405
17-16-455-001-096	B406
17-16-455-001-097	B407
17-16-455-001-098	B408
17-16-455-001-099	B409
17-16-455-001-100	B410
17-16-455-001-101	B411
17-16-455-001-102	B425