

57-557
ETC

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AMENDMENTS TO THE MASTER DEED AND BY-LAWS OF
COUNTRY CLUB APARTMENTS CONDOMINIUM
PROPERTY REGIME

We, the undersigned, being all of the Board of Administrators of Country Club Apartments Condominium Property Regime, hereby certify that the following resolution was unanimously adopted at a meeting of the co-owners held on November 6, 1972, said meeting being held after five (5) days notice by mail to all of the co-owners, and attended either in person or by proxy by eleven (11) of said co-owners:

BE IT RESOLVED, the following Amendments be adopted amending the Master Deed and By-Laws of Country Club Apartments Condominium Property Regime, which Master Deed and By-Laws are recorded in Book 1275 at Page 95 in the Register of Deeds office for Douglas County, Nebraska.

MASTER DEED

ARTICLE V, SECTION I, is hereby amended to read as follows:

"No co-owner shall occupy or use his apartment or garage or permit the same or any part thereof to be used or occupied for any purpose other than a private residence for no more than two adults, nor shall lease the apartment or garage without the prior written approval of the Board of Administrators."

ARTICLE VI, SECTION III, is hereby amended to read as follows:

"The garage shall be owned only by an owner of an apartment in the Condominium, and shall be part of and pass with the apartment owned by such co-owner as an appurtenance thereto and shall not be separated therefrom except by lease or transfer of title to another apartment owner. A co-owner intending to sell his apartment shall, if his buyer has no car and with his consent, offer to sell his garage to an apartment owner without a garage who has filed a request for same with the Board of Administrators. The offer to sell shall be made to apartment owners in the order of filing. "Apartment" as the term is used in the Master Deed and By-Laws shall include appurtenant garages unless the context requires otherwise."

BY-LAWS

ARTICLE I, SECTION I, PARAGRAPH H, is hereby amended to read as follows:

"H. NOTICE OF MEETINGS. The calling authority shall serve notice of the date, time and place of the annual meeting or

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special meetings, to each co-owner at least three (3) days, but not more than seven (7) days prior to such meeting. Notice of special meetings shall state the purpose thereof. This rule may be suspended in the event of an emergency."

ARTICLE I, SECTION I, PARAGRAPH H. (I), is hereby amended to read as follows:

"Notice of a meeting shall be served upon a co-owner upon depositing a copy thereof in the regular United States mails, postage fully prepaid and addressed to such co-owner at his apartment; provided, notice to those co-owners who file a written request with the Board of Administrators stating a different address, shall be mailed to such address, or upon personal notice served by the calling authority."

ARTICLE I, SECTION II, PARAGRAPH C., is hereby amended to read as follows:

"C. POWERS AND DUTIES. In addition to the powers and duties assigned by the Master Deed and these By-Laws, the Board of Administrators shall have such powers and duties as may be, from time to time, delegated to them by the Association; provided, the Board of Administrators shall not incur any obligation in excess of \$400.00 without first obtaining the approval of the Association."


ARTICLE II, SECTION III, PARAGRAPH B, is hereby amended to read as follows:

"B. ALTERATION AND IMPROVEMENTS. There shall be no alteration nor further improvement of the common elements without prior approval in writing of three-fourths (3/4) of the co-owners, and which does not interfere with the rights of any co-owner without his consent."

ARTICLE V, is hereby amended to read as follows:

"PERSONNEL. The Board of Administrators may hire and fire such personnel as the Association may designate for the works and the general or limited common services of the Condominium."


Miss Mary Ellen Tingley, Secretary


Mrs. Catharine Martin


Mrs. Anna Anderson
Lexena


Mrs. June Sanderhoff


E. H. Tuerk, President

