

FIRST AMENDMENT TO BY-LAWS

OF

CRYER CREST TOWNHOMES ASSOCIATION, INC.

In accordance with the By-Laws of Cryer Crest Townhomes Association, Inc., a Nebraska non-profit corporation, recorded in Miscellaneous Book 558, Page 505, in the Register of Deeds of Douglas County, Nebraska, the undersigned, being the President of the Association, and the owners of more than 75 percent of both the number and of the basic value of the condominium regime, hereby partially amend said By-Laws as follows:

1) Paragraph 4 of said By-Laws is wholly amended as follows:

"4. The Annual Members' Meeting will be held on the second Thursday in January of each year; provided that if such day shall fall on a holiday, the meeting shall be held on the next succeeding business day. The meeting shall be at 7:00 P.M. and held at such place as shall be determined by the Board of Administrators. No notice of annual meetings, other than notice of the place where the meeting is to be held, need be given."

2) Paragraph 8 of said By-Laws is wholly amended as follows:

"8. The Affairs of the Association shall be managed by a Board of three Administrators (also known as Directors) elected by the members at each annual meeting of the members. Vacancies occurring in the Board shall be filled by the remaining administrators. Any administrator may be removed by a majority vote of the members, and the vacancy thus created may be filled by the members. The term of each administrator shall be until the next annual meeting of the members or until his successor is duly elected and qualified. A majority of the administrators shall constitute a quorum, and a majority vote of administrators present at a meeting comprising a quorum shall constitute the act of the administrators. The Board of Administrators shall have authority for the care, upkeep and surveillance of the condominium buildings and its general or limited common elements or services and also the designation and dismissal of the personnel necessary for the works and the general or limited common services of the buildings. Compensation of administrators and of employees of the Association shall be fixed by the Board of Administrators; provided, that all compensation provided for administrators and fixed by the Board of Administrators must be approved by two-thirds of the members of the Association. Compensation of an employee, fixed by the Board of Administrators need not be approved by a vote of the members. An administrator may be an employee of the Association, and a contract for management of the condominium may be entered into with an administrator."

*Lots 8, 9  
10, 11  
Block 6  
Happy  
Hallow  
View,  
G. det.*

3) Paragraph 10 of said By-Laws is wholly amended to read as follows:

"10. The Officers of the corporation shall be elected by the administrators. Compensation of officers shall be fixed by the administrators and approved by two-thirds of the members of the Association. Any person may hold two or more offices, but no one person shall hold the office of President and Secretary. The officers of the Association shall consist of a President, Vice President, Secretary and Treasurer and such additional officers as the administrators shall deem necessary from time to time.

a. The President (or the Vice President in the absence or disability of the President) shall be the chief executive officer of the company; shall preside at meetings of members and administrators; shall execute all contracts and instruments; shall have general management of corporate affairs and shall carry out all orders of the Board of Administrators.

b. The Secretary shall record the minutes of meetings of administrators and members, shall have custody of the corporate seal and affix it to such instruments as are authorized by the administrators, and shall perform such other duties prescribed by the President or the administrators.

c. The Treasurer shall have custody of corporate funds and securities; shall account for all corporate receipts and disbursements, and shall perform such other duties prescribed by the President or the administrators."

4) Except as above provided, said original By-Laws remain unchanged and in full force and effect.

EXECUTED this 22<sup>nd</sup> day of OCTOBER, 1976.

CRYER CREST TOWNHOMES ASSOCIATION, INC.  
a Nebraska non-profit corporation

By Raymond A. Clark  
President

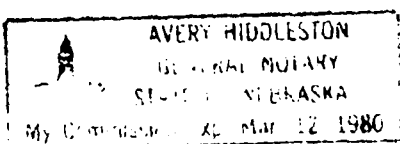
ATTEST:

Julia Henderson  
Secretary

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

On this 22<sup>nd</sup> day of OCTOBER, 1976, before me, the undersigned, a notary public, personally came RAYMOND A. CLARK, President of the Cryer Crest Townhomes Association, Inc., a Nebraska non-profit corporation, to me personally known to be the President and identical person whose name is affixed to the above amendment, and he acknowledged the execution thereof to be his voluntary act and deed as such officer, and the voluntary act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



Avery Hiddleston  
Notary Public

Raymond A. Clark  
Jeane K. Clark

Unit 2318 S 119th Plaza

Phil Handelman  
Suzanne Handelman

Unit 2317 So. 118 Ct.

E. J. Post  
Anita Rosa

Unit 2311 So. 119 Ct.

Robert H. Post  
Eleanor Post

Unit 2305 So 119th Court

Donald K. Post  
Blanche Post

Unit 2306 So 119 Ct.

Norman D. Post

Unit 2312 So. 119th Ct.

Ernest Hader  
Debra Hader

Unit 2329 So 119th Ct

William H. Hader  
Sharon Hader

Unit 2320 S 119th Ct

Charles E. Hader

Unit 2318 So 117 Ct.

James H. Carney

Unit 2324 So 119th Pl

Walter H. Bendig

Unit 2324 So. 119th Ct.

James J. Han  
Barbara L. Haas

Unit 2320 So 118 Ct

Edmund S. Mikul

Unit 2317 S 119th Ct

Darwyn C. Jackson  
Norma K. Jackson

Unit 2323 So. 118 Court

Beverly H. Hensee  
Jack L. Hensee

Unit 2306 So. 119th Plaza

Phoebe J. Raack

Unit 2314 South 118th Court

Hazel E. Baker

Unit 2330 So 119th Plaza

Julian L. Nelson

Unit 2312 So 119th Plaza

Charles Lieb  
Lillian K. Lieb

Unit 2311 So 118 Court

Walter D. Lapp

Unit 2304 So. 118 Court

Dale J. King  
General King

Unit 2326 S 118 Court

Kenneth E. Blair  
Ann M. Blair

Unit 2305 S 119th Plaza

Keith L. Wilson  
Elizabeth A. Wilson

Unit 2323 S. 119th Court

Avery Hiddleston  
Harriet Hiddleston

Unit 2325 So. 119th Plaza

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Unit \_\_\_\_\_

C. HAROLD OSTLER  
 RECORDER OF DEEDS  
 DOUGLAS COUNTY, NEBR.

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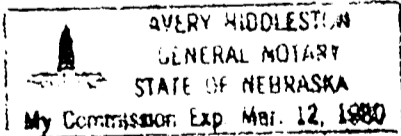
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STATE OF NEBRASKA )  
 ) ss.  
 COUNTY OF DOUGLAS )

On this 22<sup>nd</sup> day of OCTOBER, 1976, before me,  
 a notary public, personally appeared \_\_\_\_\_;  
 Raymond A. & Joyce Clark ; Philip & Pauline Handleman ;  
 E. J. & Anita Poss ; Robert L. & Eleanor Metz ;  
 Daryl L. & Blanch Rawe ; Norma D. Noe ;  
 Elmer & Berniece Harder ; Ronald J. & Sharon Heath ;  
 Charles E. Lenz ; Jane M. Carney ;  
 Dale H. Bendixen ; James D. & Barbara Haas ;  
 Edward D. Miksch ; Darwyn C. & Norma Jackson ;  
 Jack L. & Beverly Hohenee ; Phebe J. Rosch ;  
 Hazel C. Baker ; Gornene L. Nelson ;  
 Charles & Lillian Lieb ; Hattie DeLapp ;  
 Dale J. & Geneva King ; Kenneth E. & Anne Blair ;  
 Keith L. & Elizabeth Wilson ; Avery I. & Harriet Hiddleston ;

of Douglas County, Nebraska, to me known to be the identical persons, and who executed the above and foregoing instrument and they acknowledged the same to be their voluntary act and deed as owners of units in Cryer Crest Townhomes Condominium Property Regime for the uses and purposes therein mentioned.

In testimony whereof, I have hereunto set my hand and official seal the day and year last above written.

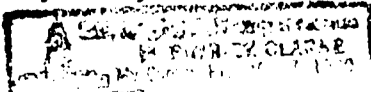


Avery I. Hiddleston  
 Notary Public

STATE OF NEBRASKA )  
 ) ss.  
 COUNTY OF DOUGLAS )

On this 22 day of Oct, 1976, before me, a  
 notary public, personally appeared Avery Hiddleston; of Douglas  
 County, Nebraska, to me known to be the identical person, and who executed  
 the above and foregoing instrument and he acknowledged the same to be his  
 voluntary act and deed as owner of a unit in Cryer Crest Townhomes Condominium  
 Property Regime for the uses and purposes therein mentioned.

In testimony whereof, I have hereunto set my hand and official seal  
 the day and year last above written.



Raymond A. & Joyce Clark  
 Notary Public