

THIRD 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 Member's Meeting will be held on the second Thursday in October of each year. 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 four Administrators (also known as Directors) elected by the members. At the annual meeting this amendment to the By-Laws is effective four (4) Administrators (also known as Directors) will be elected, two (2) for a one-year term and two (2) for a two-year term. Thereafter, two (2) Administrators (Directors) will be elected at each annual meeting to a two (2) year term. 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 his or her 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 to act on matters pertaining to the Association and 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."

3) Paragraph 11 of said By-Laws is wholly amended as follows:

"11. Budget. The Board of Administrators shall adopt a budget for each calendar year which shall include the estimate of funds required to defray common expenses in the coming year and to provide funds for current expenses, reserves for deferred maintenance, reserves for replacement, and reserves to provide a working fund or to meet anticipated losses. The budget shall be adopted in October of each year for the coming calendar year, and copies of the budget and proposed assessments shall be sent to each member on or before December 31 preceding the year for which the budget is made. Budgets may be amended during a current year where necessary, but copies of the amended budget and proposed increase or decrease in Assessments shall be sent to each member as promptly as possible."

There shall be no enlargement of the common elements or additional structures built as part of the common elements if such enlargement or additional construction costs more than \$ _____ unless and until such proposal is approved in writing by co-owners representing at least three-fourths of the total basic value of the condominium until a proper amendment to the Master Deed has been executed, acknowledged and recorded.

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

EXECUTED this 12th day of July, 1984.

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

By Joan Monson
President

ATTEST:

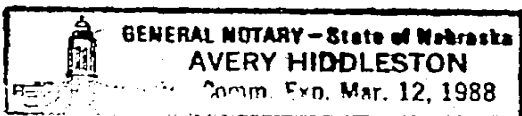
Ronald J. Heath
Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 12th day of July, 1984, before me, the undersigned, a notary public, personally came JOAN MONSON, 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



Shea CrawfordUnit 2308 So 118th CourtZoe CrawfordMargaret KelseyUnit 2318 So 119th Ct.Ronald J. JohnsonUnit 2317 So. 119th Ct.Jack W. HenseeUnit 2306 So 119 PlzE. J. PostEnita K. PostUnit 2311 So. 119th Ct.Alan BrownUnit 2305 S 119th PlzEleanor J. MetzUnit 2305 South 119th CourtHarold E. HornmannMabel C. HornmannUnit 2323 So 119 Ct.Charles LiebLillian K. LiebUnit 2311 So 118 CtDonald J. HeathHelen M. HeathUnit 2320 S. 119th Ct.Ray HiddlestonHarnet HiddlestonUnit 2325 S. 119 PlzAnn O. BurdetteUnit 2318 So 119 Plz

OWNER

BOOK 716 PAGE 426

Phoebe J. Rosch

Unit 2314 South 118 Court

Norma D. Roy

Unit 2312 So 119th Court

Norma Jackson

Unit 2323 So. 118 Court

Hazel C. Baker

Unit 2330 So. 119th Plaza

Ethel A. Svedin

Sammy Svedin

Unit 2305 So 118 Ct

Dean Monson

Joan Monson

Unit 2326 So 118 Ct

Harriet

Ann M. Larice

Unit 2324 So 118 Ct

Blanche Rawe

Doug R. Rawe

Unit 2306 So 119 Ct

Miriam Richards

Roberta Richards

Unit 2329 So 119 Ct

Helen Jensen

Unit 2320 So 118 Ct

Hattie D. Lapp

Unit 2304 So 118th Court

Barbara L. Jorgensen

Unit 2312 S 119th Plaza

Shirley Binder

Unit 2311 S. 119th Plaza

Evelyn Rodine

Unit 2311 S. 119 Plz

Philip Handleman

Pauline Handleman

Unit 2317 S. 118th

SATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

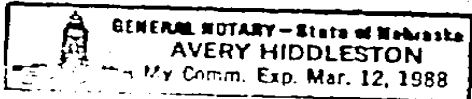
On this 14th day of August, 1984, before me, a notary public, personally appeared

- H. W. Crawford ;
- Zoe Crawford ;
- Margaret Kirby ;
- Ronald J. Johnson ;
- Jack Hohensee ;
- E. J. Poss ;
- Anita K. Poss ;
- Alan C. Brown ;
- Eleanor J. Metz ;
- Harold E. Hormann ;
- Mabel C. Hormann ;
- Charles Lieb ;
- Lillian K. Lieb ;
- Ronald J. Heath ;
- Sharon M. Heath ;
- Avery Hiddleston ;
- Harriet Hiddleston ;
- Ann C. Burdette ;

- Phebe J. Rosch ; Philip Handleman ;
- Norma D. Noe ; Pauline Handleman ;
- Hazel C. Baker ; Norma K. Jackson ;
- Ethel A. Goldston ; Darwyn C. Jackson ;
- Seymour Goldston ;
- Joan G. Monson ;
- Dean Monson ;
- R. B. Talarico ;
- Ann M. Talarico ;
- Blanche Rawe ;
- Daryl L. Rawe ;
- Marvin Richards ;
- Roberta Richards ;
- Helen Jensen ;
- Hattie DeLapp ;
- Gorlene L. Jergensen ;
- Shirley Binder ;
- Evelyn Rodine ;

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 vountary 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.

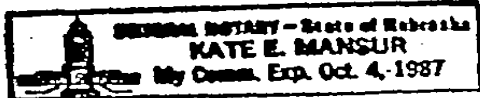


[Signature]
Notary Public

SATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this 15th day of August, 1984, 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.



[Signature]
Notary Public

Return to:
Avery Hiddleston
2325 S. 119 PLZ
OMAHA, NE 68144

RECEIVED
1984 AUG 16 AM 11: 21
C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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