



BK 1439 PG 382-385



MISC 2002 09646

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2002 APR 24 PM 3:55

RECEIVED

AMENDMENT TO MASTER DEED CREATING
FAIRACRES CONDOMINIUM PROPERTY REGIME

This Amendment to Master Deed Creating Fairacres Condominium Property Regime (this "Amendment") is made as of the 23rd day of April, 2002, by the undersigned authorized officers of The Fairacres Condominium Association, Inc., a Nebraska non-profit corporation.

PRELIMINARY STATEMENT

On March 18, 2002, at a duly noted and called meeting of the members of the Association, Owners representing more than seventy-five percent (75%) of the total basic value of the Condominium approved an Amendment to the Master Deed creating Fairacres Condominium Property Regime recorded in Book 1589 at Page 67 of the Deed Records of the Office of the Register of Deeds of Douglas County, Nebraska ("Master Deed"). The legal description of the condominium is: Units 1-31

"The North 167 Feet of the West 209.3 Feet of Lot-9 in Fairacres Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska; subject to all easements and mortgage on record. Also described as the North 167 Feet (except the East 100 Feet), of said Lot 9, in Fairacres, an Addition to the City of Omaha, as shown on Exhibit "A" attached hereto and by this reference incorporated herein."

The Owners further authorized the execution, acknowledgment and recording of this Amendment, which supplements Article VII of the Master Deed to include a maximum rental unit percentage of the Condominium, preserving a minimum Owner-Occupant percentage base.

AMENDMENT TO MASTER DEED

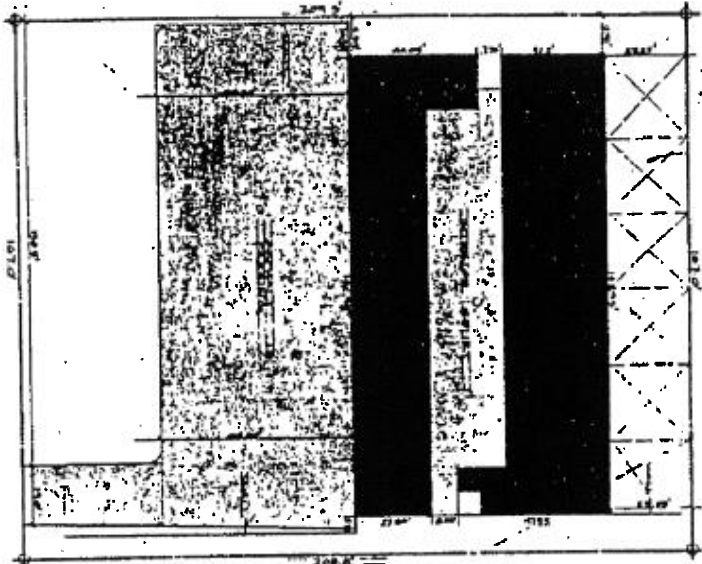
1. A new Article VII, Section (I) shall be added to the Master Deed as follows:

"(I) No Unit, either all or a portion thereof (including but not limited to an Apartment), may be rented by an Owner and no transient tenants may be accommodated therein. This section shall be enforceable from and after April 1, 2002; provided, however, any Owners who are renting or leasing Units to non-owners as of April 1, 2002 shall be entitled to continue such lease to that tenant. Upon any such existing tenant leaving, the Owner shall be entitled to rent or lease the Unit to a new tenant. The transfer of title to any Unit will revert that Unit to owner-occupant status, unless after giving effect to such transfer the number of Units in the Condominium Regime that

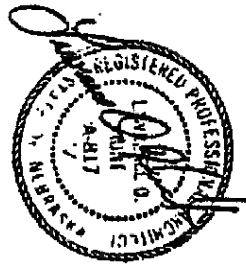
(Craker, Huck
2120 S. 72nd, Suite 1250
Omaha, NE, 68124) 1141482

misc 4/21

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LIMITED COMMON AREA SEE SHEET 2



I, Lawrence D. Hunt, an Architect authorized and licensed to practice in the State of Nebraska, do hereby certify that these drawings (pages 1 thru 8, dated 12/30/77) are a complete and representative set of documents describing Fairacres Condominium Property Regime.

Signature of Architect

Date: January 18, 1978

LEGAL REPRESENTATIVE

NOTE: THIS IS A PART OF THE CONVEYANCE AND MUST BE FILED IN NEBRASKA RECORDS.

LIMITED COMMON AREA

Lamp, Pynarson & Associates, Inc.		PLOT PLAN
FAIRACRES CONDOMINIUM PROPERTY REGIME		
DATE	12/30/77	
BY	L.D.H.	
CHECKED BY		
DATE		

are then being utilized as rental properties is thirty-five percent (35%) or less of the total number of Units, in which event any Unit may be utilized as a rental property. The aggregate number of Units that are at any time being utilized as rental properties shall never exceed thirty-five percent (35%) of the total Units in the Condominium Regime, and all Units shall be periodically designated as owner-occupied or rental properties by the Board of Administrators, who shall also determine the order in which Units are available as rental properties, such information shall be periodically distributed to all Owners by the Board of Administrators, but in no event less frequently than at any special or annual meeting of the Association. An immediate family member of an Owner shall not be considered a tenant pursuant to this subsection (i)."

- 2. Except as hereby amended, the Master Deed shall remain in full force and effect.

DULY AUTHORIZED AND ADOPTED by Owners representing more than seventy-five percent (75%) of the total basic value of the Condominium as of March 18, 2002.

THE FAIRACRES CONDOMINIUM ASSOCIATION,
INC., a Nebraska non-profit corporation

By: *Michael Brenner*
Michael Brenner, President

By: *Cynthia Grosvenor*
Cynthia Grosvenor, Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

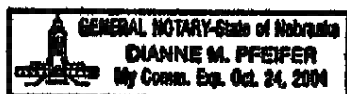
The foregoing instrument was acknowledged before me this 13th day of April, 2002 by Michael Brenner, President of The Fairacres Condominium Association, Inc., a Nebraska non-profit corporation on behalf of the corporation.



Jeanmarie Fox
Notary Public

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me this 23rd day of April, 2002 by Cynthia Grosvenor, Secretary of The Fairacres Condominium Association, Inc., a Nebraska non-profit corporation on behalf of the corporation.



Dianne M. Pfeifer
Notary Public

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